

\$729,900 - 253 Canal Street, Rural Ponoka County

MLS® #A2259630

\$729,900

5 Bedroom, 4.00 Bathroom, 1,906 sqft

Single Family on 0.30 Acres

Meridian Beach, Rural Ponoka County, Alberta

LIFE AT THE LAKE! Dreams can come true in this gorgeous, updated craftsman-style 1.5 storey! Textured hardwood welcomes you into this bright home, with ample windows front and back. The kitchen features a huge centre island with granite counters, stainless appliances and knotty alder cabinetry. The living room features a tiled gas fireplace with wood mantle, keeping you warm on those rainy days or winter nights. The front- and back-covered verandas give you ample options for enjoying those quiet summer days. The main floor primary bedroom offers a full ensuite + garden doors overlooking the front yard. An additional half-bath and spacious laundry room round out the main level. Upstairs includes two large bedrooms + an additional bathroom, and a flex space leading out to your upper-storey porch! The fully finished basement with 9'™ ceilings offers a games room + media area with another gas fireplace, an additional 2 bedrooms and one more full bathroom (with steam shower). The oversized detached double garage includes front and rear overhead doors and backs onto green space / forest, allowing for ample wildlife sightings! Notable upgrades include Hardie plank siding with Smart trim, in-ground metal fire pit, low maintenance decking, substantial landscaping in the front yard, central vac, under-slab heat, water filtration system, roughed-in sound system and your own private boat slip worth over \$10,000! Quality and Value that can be easily appreciated



throughout this cherished lake property. Bring your friends, stay a while - life is always better at the lake! (id:6289)

Built in 2011

Essential Information

Listing #	A2259630
Price	\$729,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,906
Acres	0.30
Year Built	2011
Type	Single Family
Sub-Type	Freehold

Community Information

Address	253 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
Province	Alberta
Postal Code	T4J1V9

Amenities

Amenities	Park, Playground, Recreation Nearby, Water Nearby, Clubhouse
Utilities	Electricity, Natural Gas, Water
Features	PVC window, No neighbours behind, French door, No Smoking Home, Parking
Parking Spaces	2
Parking	Detached Garage, Oversize
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Microwave Range Hood Combo, Washer & Dryer
Heating	Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Wood

Listing Details

Listing Office	CIR Realty
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