

\$1,050,000 - 652 Bridgeview Road, Rural Ponoka County

MLS® #A2260885

\$1,050,000

7 Bedroom, 6.00 Bathroom, 3,354 sqft

Single Family on 0.29 Acres

Meridian Beach, Rural Ponoka County, Alberta

FULLY DEVELOPED EXECUTIVE STYLE 2-STOREY IN MERIDIAN BEACH ~ 7 BEDROOMS, 6 BATHROOMS ~ WEST FACING VIEWS OF GULL LAKE & BACKING ONTO THE CANAL WITH A PRIVATE DOCK ~ HEATED GARAGE THAT CAN FIT 4 VEHICLES PLUS A MASSIVE DRIVEWAY ~ Covered front veranda with unobstructed views of Gull Lake welcome you to this thoughtfully built Lakeside retreat, with over 3350 sq. ft. above grade plus a fully finished basement ~ The open concept main floor layout is complemented by high ceilings and large windows overlooking the backyard and canal ~ The kitchen features an abundance of ceiling height cabinetry, ample counter space including an oversized island with an eating bar, full tile backsplash, upgraded stainless steel appliances, built in wine fridge, and a convenient Butler's Pantry offering endless storage, a second full size fridge and access to the mud room with built in benches and lockers ~ Easily host a large gathering in the dining room with sliding patio doors to the covered deck and lower patio ~ The living room has built in seating and is centred by a cozy gas fireplace and has beautiful wood doors that lead to the family room ~ 2 piece main floor bath ~ The upper level bonus room has large west facing windows with more gorgeous views of Gull Lake ~ 3 spacious primary bedrooms can easily fit king size beds



plus multiple pieces of furniture, has walk in closets, beautiful ensuites and lake or canal views ~ 4th bedroom is also located on the upper level, has large west facing windows with lake views, dual closets and easy access to a 5 piece bathroom ~ Upper level laundry is located in it's own room and has space for storage ~ The fully finished basement with high ceilings features a media room that opens to a games area and a wet bar, plus 3 huge bedrooms, all with dual closets, perfect for teens or guests, a 5 piece bathroom and space for storage ~ Other great features include; Central AC, Hardie Board siding, original owner home (non-smoking), second laundry hook up s, wiring for a hot tub ~ HEATED 34'L X 28'W attached garage can easily fit 4 vehicles, has an overhead door and man door to the backyard, and has high ceilings ~ Extra large driveway with room for all your guests or toys with RV hook ups ~ The backyard is landscaped, has a fire pit area, tons of grassy yard space and has direct access to the canal and your private dock ~ Located in Meridian Beach, with two sandy beaches, spring fed 1km long canal, nature trails, architecturally unique footbridges, community halls and pavilions with year round activities ~ (id:6289)

Built in 2022

Essential Information

Listing #	A2260885
Price	\$1,050,000
Bedrooms	7
Bathrooms	6.00
Half Baths	1
Square Footage	3,354
Acres	0.29
Year Built	2022
Type	Single Family

Sub-Type Freehold

Community Information

Address 652 Bridgeview Road
Subdivision Meridian Beach
City Rural Ponoka County
Province Alberta
Postal Code T0C2J0

Amenities

Amenities Park, Playground, Recreation Nearby, Water Nearby
Utilities Electricity, Natural Gas
Features Wet bar, PVC window, No neighbours behind, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces 8
Parking Attached Garage, Concrete, Garage, Heated Garage, Oversize, See Remarks
of Garages 4

Interior

Appliances Refrigerator, Dishwasher, Wine Fridge, Microwave, See remarks, Garage door opener, Washer & Dryer
Heating Natural gas Forced air, In Floor Heating
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Features Landscaped
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Lime Green Realty Central



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