



**GRASSROOTS**  
REALTY GROUP

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**244 Canal Street**  
**Rural Ponoka County, Alberta**

**MLS # A2214207**



**\$949,900**

<b>Division:</b>	Meridian Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.39 Acre		
<b>Lot Feat:</b>	Lake, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	12-42-1-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** Refrigerator, Gas Stove, Dishwasher, Microwave, Washer, Dryer, All Furniture, Decor, Bedding, Kitchen Supplies Negotiated.

Indulge in the epitome of lakeside luxury with this extraordinary vacation home nestled within the captivating Meridian Beach subdivision on the shores of Gull Lake. As you step onto the property, you'll be greeted by a sense of enchantment and exclusivity that's truly unparalleled. Situated right along the canal's edge, this home grants you the privilege of having your very own private dock. Whether you're an avid boater, a fishing enthusiast, or simply someone who appreciates the tranquility of water, this feature promises endless opportunities for relaxation and recreation. Designed with gatherings in mind, this haven offers a generous layout of 6 bedrooms, accommodating up to 15 guests with ease. The thoughtful layout ensures that everyone has their own space while fostering an atmosphere of togetherness. The tall vaulted ceilings command attention, adding an element of sophistication that's nothing short of impressive. Your heart is sure to be captivated by the 3 seasons room, a masterpiece of comfort and charm. Equipped with a gas fireplace, this room invites you to revel in the beauty of nature while being enveloped in warmth. With its sweeping 180-degree views, it becomes a haven for relaxation, contemplation, and joyful conversations. Whether you're sipping your morning coffee or sharing stories under the starlit sky, the 3 seasons room offers an experience that's both captivating and cozy. Step out into the backyard, and you'll discover your own private escape—an idyllic retreat where you can create memories reminiscent of camping adventures, all while enjoying the luxury of a beautifully appointed home. Moreover, this home boasts multiple living areas that cater to your desires regardless of the season. Whether you're unwinding by the cozy fireplace in the colder months or hosting lively gatherings in the airy, open spaces

during the warmer seasons, this home provides an inviting ambiance that's perfect for creating cherished memories with friends and family all year round. The generous sized bedrooms allow the space to rest & relax while accommodating for many needs. This home isn't just a property; it's an embodiment of refined living, a sanctuary of leisure, and a canvas for unforgettable experiences. To immerse yourself in the opulence and serenity that Meridian Beach has to offer, this is an opportunity to seize a slice of paradise and make it your very own.