



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2236435**



**\$645,000**

<b>Division:</b>	Meridian Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<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>	ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, all blinds and window coverings, garage door opener and 2 controls shuffleboard in basement, hot tub (as is), gemstone lighting, boat slip #117 on dock 5

Discover this meticulously maintained, move-in-ready 1,473 sq. ft. bungalow, a true gem in the heart of Meridian Beach. From the moment you pull up, the expansive wrap-around covered deck invites you to unwind—perfect for hosting with patio furniture, a fire table, or simply enjoying serene lake views. Step inside to a bright, open-concept living area anchored by a charming wood-burning stove, flowing effortlessly into the dining space and gourmet kitchen. The kitchen shines with stainless steel appliances (gas stove, fridge, microwave, dishwasher), sleek quartz countertops, a pantry, and abundant cabinetry. A private deck off the kitchen offers a cozy spot for morning coffee or evening relaxation. The main floor boasts three bedrooms, including a luxurious primary suite with a 4-piece ensuite, plus an additional full bathroom. The fully finished basement expands your living space with three additional bedrooms, a modern full bathroom, a spacious rec room, and a laundry room with counters, a sink, and storage. In-floor heating keeps the lower level warm and inviting year-round. This home is loaded with premium features: an ICF block foundation, tankless hot water, soundproofing, a gemstone exterior lighting system, and an assigned boat slip. Set on a generous 0.32-acre lot backing onto tranquil greenspace, the property offers a large driveway leading to a detached double garage discreetly tucked behind. The backyard is an entertainer’s dream, complete with a fire pit for memorable gatherings. Meridian Beach is a vibrant lakeside community with two beaches, two parks, a tennis court, and the delightful Canal Street Eatery. Whether you’re seeking a full-time residence or a lakefront escape, this home delivers unmatched style and comfort.

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