



GRASSROOTS
REALTY GROUP

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439 Summer Crescent
Rural Ponoka County, Alberta

MLS # A2255617



\$599,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Driveway, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Street Lighting		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Concrete, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	5
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: MAJORITY OF ALL FURNISHINGS - TURN KEY OPERATION

Discover this exceptional turn-key four season lake home located in Meridian Beach at Gull Lake, offering immediate access to the canal for convenient boat storage and docking. The property is thoughtfully designed to facilitate a seamless lake lifestyle, beginning with a spacious foyer equipped with lockers for outerwear and personal items. The open concept living, kitchen, and dining areas feature expansive windows that provide panoramic views of the lake, treed lot, and surrounding community. The kitchen offers ample cabinetry and countertop space, ideal for meal preparation and entertaining guests. The living room includes a wood-burning fireplace, adding both warmth and character to the space during cooler days and evenings. The main level comprises a primary bedroom, a second bedroom, and a four-piece bathroom. A well-crafted wood staircase leads to the basement, which boasts nine-foot ceilings, large sunshine windows, in-floor heating, a generous family/games room, two additional bedrooms, a three-piece bathroom, and a utility room. Noteworthy features include exquisite wood finishes throughout, including double Brazilian doors and glass door knobs, as well as central air conditioning to ensure comfort during Alberta's warmer months. Outdoor amenities encompass a spacious deck on the south and east sides of the home, a large lot with a firepit area, and substantial space for outdoor activities. Meridian Beach is recognized as one of Gull Lake's premier developments, offering a range of activities, water sports, a private canal, a community hall, and the Canal Street Eatery Market. This residence is well-suited as either a year-round home or a vacation property in Central Alberta, conveniently situated between Edmonton and Calgary. This property had a very successful VRBO season this summer - renting out for

\$450 per night! This home is move in ready and you can start enjoying the lake lifestyle this Fall and get ready to embrace all the winter activities that go with the lake lifestyle!