



GRASSROOTS
REALTY GROUP

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253 Canal Street
Rural Ponoka County, Alberta

MLS # A2259630



\$729,900

Division:	Meridian Beach		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,906 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	Shared Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	5
Foundation:	Wood	Utilities:	Electricity, Electricity Connected, Natural Gas Connect
Features:	French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	all appliances, all window coverings, garage door lift and remote		

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 '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!