



GRASSROOTS
REALTY GROUP

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14 Sunnyside Drive
Rural Ponoka County, Alberta

MLS # A2262463



\$395,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	950 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.46 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Landscaped, Level, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	10-42-1-W5
Exterior:	Wood Frame	Zoning:	5
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Smoking Home		

Inclusions: Furniture

Located near one of Central Albertas most popular Lakes, this adorable Gull Lake two-story home in the Sunnyside subdivision offers charm, comfort, and great investment potential. Currently a successful Airbnb, it features two bedrooms upstairs and two full baths. The bright, open main floor is perfect for relaxing after a day at nearby Gull Lake or on the golf course. The well appointed kitchen provides views of the golf course and the living room flows perfectly through patio doors onto the large back deck. The laundry and a 3 pc bath with custom tiled shower are located conveniently on the main floor for easy cleanup after a day in the yard or at the Beach. The upstairs bedrooms have the space to accommodate extra pull out beds if needed, as well as another 4 piece bath. Set on a huge treed lot backing directly onto the fairway, the property provides a relaxing and true country vibe. With an attached garage, private well, and septic system, this home is both practical and inviting—ideal as a year-round residence, weekend retreat, or income-generating getaway. New main floor tile in 2025, High efficiency furnace, mostly vinyl windows. Loads of parking on the front pad