



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

201 Canal Street
Rural Ponoka County, Alberta

MLS # A2279333



\$649,900

Division:	Meridian Beach		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,449 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Gravel Driveway, Off Street		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-42-1-W5
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: grass has been seeded front & back + has a gravel driveway

DOUBLE DETACHED GARAGE INCLUDED! This Brand new home built by Asset Builders is the perfect getaway from your stressful life, for full time or part time living! Imagine boating/kayaking or fishing in the summer, or ice skating, snowmobiling, ice fishing in the winter months! No neighbors behind you & less than 3 min walk to the canal with walking trails close by, 5 minute walk to the cute store/sandwich shop, this BUNGALOW is in the perfect family community of Meridian Beach. You will be delighted with this large covered 20'x10' front porch w/aluminum railing to catch the afternoon & evening sun . Step inside this spacious front entry, a perfect size for you & your guests that opens up to this amazing open floor plan with a vaulted ceiling & multiple triple pane windows throughout to bring in the natural light. Check out the ceiling height! This large kitchen with wood cabinetry & tons of countertop space (all in quartz), features an island w/extended countertop & walk in pantry. 4 upgraded appliances are included. Friends & family will want to stay forever in this dining room & living room that features a cozy gas fireplace, or have breakfast & dinner on the ABSOLUTELY HUGE back 36'x10' deck with a view to the community baseball diamond behind. Get the joy of community living but privacy as well. Master bedroom is a good size with a large walk in closet & an ensuite bath that features a custom tile shower & double vanity sink. Bright 2nd bedroom also features it's own walk in closet. Full bath & side by side laundry area are on this floor. Basement unfinished, planned for 2 more bedrooms w/walk in closets, another full bath & a huge family room w/wet bar that is almost half of the full basement in size. Outside to your yard, with a 24'x24' detached garage, stucco & shingled to match the house, with a man door, window & 16' garage door, with

electrical completed (currently staked out, to be started weather permitting) Privacy & luxury, the perfect full time home or part time getaway! Easy Access to the canal where you can purchase a spot for your boat!