



**GRASSROOTS**  
REALTY GROUP

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758 Bridgeview Road  
Rural Ponoka County, Alberta

MLS # A2280074



**\$224,900**

**Division:** Meridian Beach

**Lot Size:** 0.28 Acre

**Lot Feat:** -

**By Town:** Gull Lake

**LLD:** 12-42-1-W5

**Zoning:** 5

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

LOOKING TO BUILD YOUR DREAM HOME! (Even comes with building plans for an incredible house suited to the lot or bring your own plan.) Here's your chance to own an amazing lot on the canal AND close to the lake, includes a boat dock built to accommodate the largest boats allowed in the canal. The unique, upscale community of MERIDIAN BEACH has much to offer including tennis courts, basketball court, community hall, sandy beaches, walking trails, architecturally unique footbridges, children's playground and spectacular scenery. Strong architectural controls with an emphasis on natural materials enhance the community and preserve that 'cottage atmosphere'. Gull Lake is one of Central Alberta's largest lakes which lends itself well to boating, water sports and fishing. Purchase, build and become part of the amazing community within easy driving distance of Edmonton, Red Deer and Calgary.