



56 Lakeview Drive
Rural Ponoka County, Alberta

MLS # A2298583



\$650,000

Division:	Poulsens Pasture		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,519 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.46 Acre		
Lot Feat:	Landscaped, Lawn, Many Trees, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Kitchen Stools, BBQ, Satellite Dish with 6 PVR capable outlets and cable splitter, Cell phone booster, Log Bench by fire pit, Imitation rock covering septic tank cover, Murphy Bed under TV in family room, Reverse osmosis Filtration System.

Picture sunlit mornings on your covered deck, Gull Lake's tranquil shores mere steps away, inviting retired couples or recreational enthusiasts to downsize into pure serenity. This move-in-ready 2-bedroom bungalow on a generous 0.46-acre lot delivers open, welcoming spaces and modern comforts for year-round lake community bliss. Prime Lake Proximity Walking distance to Gull Lake's public beach, playground, marina, boat launch, 9-hole golf course, and Jorgy's Hot Spot with licensed patio and live music—your gateway to adventure, just minutes from Sylvan Lake, Red Deer, and Rimbey Hospital. Chef-Inspired Heart of the Home The 1,500 sq. ft. main level glows with maple hardwood and tile floors, flooded by large windows and skylights. The chef's kitchen shines with solid maple KraftMaid cabinetry, soft-close drawers, stainless steel appliances, switched under-cabinet lighting, and a sprawling quartz island with sink and seating for four. Double patio doors flow to the 40' x 14' pressure-treated deck—half covered, with remote-controlled fan—for seamless indoor-outdoor entertaining. Expansive Primary Retreat & Versatile Spaces Unwind in the primary suite's walk-in closet with built-in organizers, 3-piece ensuite, and walk-in shower. A second bedroom, half bath with storage, main-floor laundry with gas dryer, and a heated living room via breezeway—boasting large windows, natural light, built-in Murphy bed, and wet bar complete the level. The fully developed basement expands possibilities with a cozy sitting area, two flexible bonus rooms, 4-piece bath featuring jetted Jacuzzi tub, and a utility/craft room with sink. Oversized Heated Garage & Modern Upgrades Attached 27' x 27' garage with 10' ceilings, in-floor heat, floor drain, and built-in storage connects effortlessly; front

concrete pad parks 3-4 vehicles or an RV. Enjoy energy-efficient upgrades like a new furnace with humidifier, central A/C, 50-gallon hot water tank (2021), reverse osmosis/iron filtration, dual sump pumps, enhanced insulation (R-60 attic, R-20 walls), PEX plumbing, updated electrical panel, LED lighting, motion-sensor security, surveillance cameras, and fiber optic internet. Sun-drenched and secure, this bungalow blends luxury, utility, and location for those craving lake-access leisure. Ready to step into your new chapter? Book a private showing today.