



**257 Canal Street**  
**Rural Ponoka County, Alberta**

**MLS # A2301761**



**\$879,900**

<b>Division:</b>	Meridian Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,594 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Wood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Kitchen Island

<b>Water:</b>	Public, Shared Well
<b>Sewer:</b>	Sewer
<b>Condo Fee:</b>	-
<b>LLD:</b>	12-42-1-W5
<b>Zoning:</b>	LR
<b>Utilities:</b>	-

**Inclusions:** n/a

Spacious Meridian Beach home offering over 2,500 sq ft, a carriage house with guest suite loft, and Gull Lake access with potential boat slip—ideal for year-round living or the perfect summer retreat. Located in one of Central Alberta’s most sought-after lake communities, this Craftsman-style home blends character, comfort, and flexibility just steps from the water. The inviting front veranda sets the tone, while the interior offers a bright, open-concept main floor with hardwood flooring, large windows, and a stone-faced fireplace that anchors the living space. The kitchen is designed for both everyday living and entertaining, featuring a large central island, custom cabinetry, subway tile backsplash, farmhouse sink, and stainless steel appliances. It flows seamlessly into the dining area with built-in cabinetry and excellent natural light, creating a warm and functional gathering space. Upstairs, you’ll find spacious bedrooms with vaulted ceilings, including a primary bedroom with its own fireplace and generous layout. The fully developed basement adds additional living space with a large recreation area, bedrooms, and a full bath—ideal for family or guests. A standout feature of this property is the \*\*detached carriage house-style garage with an upper-level guest suite loft\*\*, complete with its own living space, kitchen, bedroom area, and bathroom. This flexible space is well-suited for extended family, long-term guests, or private accommodations. Practical elements include a functional mudroom with built-ins, main floor laundry, and ample storage throughout. The long driveway and garage provide plenty of room for vehicles, boats, and recreational equipment. Meridian Beach offers a true lake lifestyle with easy access to Gull Lake, including boating, swimming, and year-round outdoor recreation. Conveniently located within reach of Ponoka, Lacombe, and

Red Deer, this property offers space, flexibility, and lake living in a highly desirable setting.