



23 421003 RR 10
Rural Ponoka County, Alberta

MLS # A2102371



\$689,000

Division:	Meridian Country Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,683 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	Quad and Lawn mower available at extra charge		

This beautiful walkout Bungalow with over 3200 square feet of developed space on 1.98 acres is just a few minutes walk to Gull Lake. This acreage is located in Meridian Estates just down the street from Meridian Beach, Gull Lake and the local stare/cafe. The open concept main floor offers a large kitchen with island and plenty of counter space and cupboards for those who enjoy cooking and entertaining. This area is open to the living room with built in cabinets and gas fireplace. The Dining area is off of the kitchen and leads to a large balcony style deck with a gas line hook up for barbequing. The master bedroom has a full ensuite as well as a walk in closet. There is also an additional bedroom, full bath, laundry room, and den/office on this level. The basement has a massive games room with a wet bar, two more bedrooms both with walk in closets, a full bath, large storage room and utility room. There is in floor heating in the basement and attached garage. Home has central air conditioning and built in vacuum. As well this home has tankless hot water so there's no fear of running out of hot water! Enjoy the sun and outdoors on the upper or lower decks. The large yard has a firepit area, fenced garden spot, a smaller shed and another oversized shed. You are just minutes from the lake, playground, beach and pathways.