



**527 Summer Crescent
Rural Ponoka County, Alberta**

MLS # A2108520



\$685,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,294 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Lawn, No Neighbours Behind, Landscaping		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-42-1-W5
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	LR
Foundation:	ICF Block	Utilities:	Natural Gas, Sewer, Water
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: Negotiable Items: Furnishings, backup generator, upright fridge & freezer in garage; natural gas grill.

Visit REALTOR® website for additional information. Welcome to 527 Summer Crescent, Meridian Beach, Alberta! This custom bungalow by Vleeming Homes offers lakeside living at its finest. Featuring 1 bed up plus a den, 3 down, and backing onto the canal with a private dock, this home boasts stunning views of the water and covered bridge. Enjoy east-facing vistas of the canal and pavilion. Inside, find custom cabinetry, stainless appliances, and a spacious master suite with a luxurious en-suite. The basement offers a large recreation room and 3 additional bedrooms. Quality finishes and solid construction ensure durability. Additional highlights include an optional backup generator, covered deck, oversized garage, and ample parking space. Don't miss the chance to call this waterfront retreat yours! Schedule a showing today.