



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

MLS # A2114454



\$690,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,304 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Driveway, Parking Pad, Paved, Single Garage Detached		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Many Trees, Private		

Heating:	Boiler, Fan Coil, In Floor, Fireplace(s), Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-42-1-W5
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	5
Foundation:	ICF Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	French Door, Laminate Counters, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: Refrigerator x 3,

This turnkey opportunity awaits you at Meridian Beach on Gull Lake. Gull Lake sitting on your screened-in sunroom overlooking your boat, docked in the canal, just past your spacious southwest facing backyard. This lofted bungalow home has a total of 5 bedrooms plus a loft, 2 bathrooms and a finished walkout basement, which leads to a covered lower patio. The canal access and boat slip are just steps from your back door, down the natural stone pathway. This is the second largest lot in Phase 1 of the Meridian Beach development. As you enter this year-round property, you will find a cottage-inspired kitchen featuring stainless appliances and a large island to gather at. The living room boasts vaulted ceilings, tall bright windows overlooking the water, a gas fireplace to keep you toasty in the winter and central air conditioning to keep you cool on those hot summer days. Two bedrooms, one with double french doors leading to the rear deck and a 3 piece bathroom complete the main floor. The fully developed walkout basement features 3 more bedrooms, laundry room, rec room, full bath and in floor heat throughout. There is ample storage including the single detached garage out front and insulated storage room below the rear deck. The paved driveway offers plenty of parking for your boat and guests. This property backs directly onto the canal, providing direct access to Gull Lake and includes your own personal boat slip. There is a natural gas supply on rear deck and lower patio for your grilling needs. Some recent upgrades to this beautiful home include a new dishwasher, stove, filtered drinking water system (supplying kitchen refrigerator and sink) and newly paved front driveway. This community offer many additional amenities including the nearby community hall, community beach, tennis courts, basketball courts, baseball field, walking paths and a cafe/eatery. There

are many community events through the year, making this a year-round destination.