



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

MLS # A2114527



\$639,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Driveway, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Street Lighting		

Heating:	In Floor, Fireplace(s), Forced Air, Wood	Water:	Co-operative
Floors:	Concrete, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	5
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: blinds, furniture and household items - turn key

Get ready to enjoy summer 2024 in Meridian Beach at Gull Lake in this beautiful turn-key cottage that is awaiting its new owners! You will appreciate the close proximity out your back door to the canal where you can store your boat and dock which makes boating more enjoyable when you only need to take a short walk before enjoying the lake for the day! This property has everything you need to start enjoying the lake lifestyle immediately! From the moment you open the front door you will appreciate the functionality of this home - first stop is the spacious foyer with lockers for all the jackets, backpacks and shoes. Then onward into the open concept living/kitchen and dining areas with lots of windows allowing you to have a full view of the surroundings - the lake, treed lot and the community! The kitchen boasts an abundance of cabinetry and countertop space - another functional space perfect for entertaining and prepping meals. The living room has a wood burning fireplace to create the ambience and take off the chill on those cooler days and nights! Primary bedroom plus second bedroom on the main level along with the 4 piece bathroom complete this level. Down the beautiful wood staircase to the basement which boasts 9' ceilings, sunshine windows, infloor heat, large family/games room, two more spacious bedrooms, 3 piece bathroom and utility room. The woodwork and craftsmanship is to be appreciated with the gorgeous wood finishing throughout including the double Brazillian doors and glass door knobs. This home features central air conditioning which is much needed for our hot Alberta summer days, a spacious deck on the south and east side of the home, large lot featuring a firepit area plus lots of room for the outdoor games! Inviting family and friends for the weekend is easy! Meridian Beach is one of Gull Lake's finest developments with lots of

activities, water sports, private canal, community hall and the Canal Street Eatery Market that is a destination on its own! A great place to call a year round home or your vacation home in Central Alberta between Edmonton & Calgary - a couple hour drive and you will be enjoying the lake lifestyle!