



317 Canal Street
Rural Ponoka County, Alberta

MLS # A2142035



\$689,900

Division:	Meridian Beach		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,843 sq.ft.	Age:	2010 (14 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Lawn, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-42-1-W5
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	Residential
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, all blinds and window coverings, garage door opener and 2 controls, shuffleboard in basement, hot tub (as is), gemstone lighting, boat slip #117 on dock 5

Escape to Lake life at Meridian Beach! This stunning 4 season bungalow, built in 2010, awaits new owners to call it home. Approach the home and be captivated by the oversized wrap-around covered deck, perfect for setting up patio furniture or a fire table to enjoy the fresh air and lake views. Inside, the open concept living area features a wood burning stove and flows seamlessly into the dining area and kitchen. The kitchen boasts stainless steel appliances including a fridge, microwave, dishwasher, and gas stove, complemented by bright quartz countertops and ample cupboard space. A backdoor off the kitchen leads to the rear deck and hot tub area. The main floor features three bedrooms including a spacious primary bedroom with a 4-piece ensuite, plus an additional 4-piece bathroom. Downstairs offers three additional bedrooms, a 4-piece bathroom, a huge rec room, and a laundry room with counter, sink, and storage. In-floor heating throughout ensures comfort on chilly winter nights. Key features include an ICF block foundation, tankless hot water system, sound-proofing, and an assigned boat slip. Situated on a 0.32 acre lot, the home backs onto greenspace for added privacy. A long driveway leads to the detached double garage located behind the home. The sizable backyard includes a fire pit for evening gatherings. Meridian Beach offers a picturesque setting with 2 beaches, 2 parks, a tennis court, and Canal Street Eatery, making this home an ideal choice for lake living. This property checks off so many boxes, and is a pleasure to show!