



26 Sunnyside Drive
Rural Ponoka County, Alberta

MLS # A2142664



\$525,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,020 sq.ft.	Age:	1955 (69 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	10-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Garage door opener & controls, playhouse, 2 sheds, 2 desks in garage

Discover the perfect blend of comfort and leisure with this delightful 1020 square foot bungalow located at Gull Lake. Whether you're seeking a year-round residence or a tranquil summer retreat, this property offers an ideal balance of indoor and outdoor living. Situated on the 5th hole of Gull Lake Golf Course, providing scenic views and a peaceful environment. This home was moved onto a new foundation in 2001, and offers 1020 square feet of living space, ideal for a small family or retirees. 2 cozy bedrooms give comfort and privacy, and a 4-piece bath for convenience. The dining area is a functional space with a wood burning fireplace to add to those cozy evenings throughout the winters. A spacious living room with abundant natural light from large windows, perfect for relaxing and entertaining. Downstairs is a developed recreational room for additional living space, with the remainder waiting for your personal touch. A Large yard with a charming playhouse for children, decks on both front and back offering options for sunny or shaded relaxation. A double detached garage provides ample storage for lake and golf equipment, as well as vehicles, and two additional sheds for extra storage needs. Enjoy year-round activities including boating, swimming, golfing, and walking around Gull Lake. Winter enthusiasts can indulge in snowmobiling and ice fishing during the colder months. The close proximity to the lake ensures easy access to water sports and leisurely strolls along the shoreline. Ideal for those seeking a peaceful retreat in a scenic golf course setting. Whether you're drawn to the natural beauty of the golf course or the variety of recreational activities, this property promises an exceptional living experience. Don't miss out on making this your next home or vacation getaway!