



GRASSROOTS
REALTY GROUP

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232 Canal Street
Rural Ponoka County, Alberta

MLS # A2202321



\$1,199,999

Division:	Meridian Beach		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,128 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Boat, Double Garage Attached		
Lot Size:	0.40 Acre		
Lot Feat:	Back Yard, Waterfront		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Concrete, Stone
Foundation:	Poured Concrete
Features:	Central Vacuum, Kitchen Island, Vinyl Windows

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	RL
Utilities:	-

Inclusions: n/a

Luxury Waterfront Living—Your Private Escape on Meridian Beach Featuring a Huge 72 x 242 sq/ft lot total of 17,424. sq/ft of space backing onto the canal. Step into the ultimate lakeside retreat—a stunning canal-front walkout bungalow offering over 4,000 sq. ft. of refined living space! With 5 spacious bedrooms (3 up) and an expansive recreation room, there’s plenty of room for family, friends, and unforgettable gatherings. Your Private Oasis Awaits: Prime waterfront access with your own 26-ft boat & Sea-Doo docks—adventure is just steps away! Vaulted ceilings & oversized windows bathe the home in natural light, offering breathtaking canal views. Chef’s kitchen with in-floor heating, granite countertops, stainless steel appliances (gas stove), a wine rack, walk-in pantry & a 2-tier working island. Spacious open-concept design—seamless sightlines from the kitchen to the backyard & canal. Master bedroom sanctuary—private deck access, stunning water views, a spa-like 5-piece ensuite with heated floors, and a large walk-in closet. Walkout basement paradise—huge rec room, custom wood bar, heated floors, two walk-in closets, and direct access to your secluded, fenced backyard. Meridian Beach Community Perks: Private bridges, a boat launch, beaches, sports courts, trails, year-round activities, and even a charming café & store! Live the lake life you’ve always dreamed of—boating, fishing, hiking, and breathtaking views in every season. Architectural guidelines ensure your investment is protected. This isn’t just a home—it’s a lifestyle. Ready to make it yours? Book your showing today!