



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2206978**



**\$869,900**

<b>Division:</b>	Meridian Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,618 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Landscaped, No Neighbours Behind, Paved		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Silent Floor Joists, Wood Frame	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Fridge, stove, bi dishwasher, microwave, central vac & attachments , hoodfan, shed, a/c, all blinds & window coverings, garage door opener & control, boat dock

STUNNING Cape Cod Lake Home & Boat Slip! Classic Custom build has 3 Fireplaces & 5 bedrooms! . Over 4100 sq feet of total living space plus 563 sq feet in the illegal suite. The kitchen has a porcelain farmhouse sink & a butler pantry adjacent to the bright dining area. Cozy up around the stone fireplace in the great room. Laundry room, bedroom & two large entrances completes the main level. Retreat upstairs to a Massive Master Suite-high curved ceilings, 3 walk-in closets, fireplace, amazing ensuite with infloor heat & cast iron pedestal tub & adjoining studio/den. Second upper bedroom has two walk ins. Downstairs has a huge family area & fireplace, 2 bedrooms & another flex room. Outside has 2 expansive covered decks. The charming suite has a full bath, fireplace, kitchenette & bedroom. Boat slip is across the road for instant lake access. Pavement, A/C, hardie board siding, zoned speakers and self watering perennials, ri hot tub. Property is loaded with extras. Enjoy Beach\*Parks\*walking trails\*Tennis Court\*Events & Activities. Wired/plumbed for hot tub east side of house. Boat Slip is across walking bridge(left side). Store and cafe now at Meridian!