

\$729,900 - 253 Canal Street, Rural Ponoka County

MLS® #A2191781

\$729,900

5 Bedroom, 4.00 Bathroom, 1,906 sqft
Residential on 0.30 Acres

Meridian Beach, Rural Ponoka County, Alberta

LIFE AT THE LAKE! Dreams can come true in this gorgeous, updated craftsman-style 1.5 storey! Textured hardwood welcomes you into this bright home, with ample windows front and back. The kitchen features a huge centre island with granite counters, stainless appliances and knotty alder cabinetry. The living room features a tiled gas fireplace with wood mantle, keeping you warm on those rainy days or winter nights. The front- and back-covered verandas give you ample options for enjoying those quiet summer days. The main floor primary bedroom offers a full ensuite + garden doors overlooking the front yard. An additional half-bath and spacious laundry room round out the main level. Upstairs includes two large bedrooms + an additional bathroom, and a flex space leading out to your upper-storey porch! The fully finished basement with 9â€™™ ceilings offers a games room + media area with another gas fireplace, an additional 2 bedrooms and one more full bathroom (with steam shower). The oversized detached double garage includes front and rear overhead doors and backs onto green space / forest, allowing for ample wildlife sightings! Notable upgrades include Hardie plank siding with Smart trim, in-ground metal fire pit, low maintenance decking, substantial landscaping in the front yard, central vac, under-slab heat, water filtration system, roughed-in sound system and your own private boat slip worth over \$10,000! Quality and Value that can be easily appreciated



throughout this cherished lake property. Bring your friends, stay a while - life is always better at the lake!

Built in 2017

Essential Information

MLS® #	A2191781
Price	\$729,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,906
Acres	0.30
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	253 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V9

Amenities

Amenities	Clubhouse, Park, Racquet Courts
Utilities	Electricity Available, Natural Gas Connected, Garbage Collection, Electricity Connected, Fiber Optics Available, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, Oversized, Garage Door Opener
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan,
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Vinyl Windows, Walk-In Closet(s), French Door, Sump Pump(s), Wired for Sound

Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 3rd, 2025
Days on Market	61
Zoning	5
HOA Fees	1000
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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