

# \$645,000 - 317 Canal Street, Rural Ponoka County

---

MLS® #A2188550

## \$645,000

6 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.32 Acres

Meridian Beach, Rural Ponoka County, Alberta

This beautifully designed like new, 1473 sq. ft. bungalow, has been nicely maintained and shows well. From the moment you arrive, you'll be drawn to the oversized wrap-around covered deck—ideal for relaxing with patio furniture, a fire table, or simply soaking in the fresh air at the lake. Step inside to discover a bright and open living space featuring a cozy wood-burning stove, seamlessly flowing into the dining area and kitchen. The kitchen is a chef's delight with stainless steel appliances, including a gas stove, fridge, microwave, and dishwasher. Bright quartz countertops, pantry, and ample cabinetry complete the space. A convenient backdoor from the kitchen leads to a private deck, perfect for enjoying. The main floor offers three bedrooms, including a spacious primary suite with a 4-piece ensuite, as well as an additional full bathroom. The fully finished lower level provides even more space with 3 extra bedrooms, full bathroom with modern fixtures, a generously sized rec room, and a laundry room equipped with counters, sink, and storage. In-floor heating in the basement ensures cozy comfort during colder months. This home is packed with standout features: an ICF block foundation, tankless hot water system, soundproofing, gemstone exterior light system, and an assigned boat slip. Situated on a large 0.32-acre lot, the property backs onto greenspace for added tranquility. The driveway leads to a detached double garage tucked behind the home. The backyard offers plenty



of room for activities and includes a fire pit, ideal for evening get-togethers. Meridian Beach provides a picturesque community setting, complete with two beaches, two parks, a tennis court, and the charming Canal Street Eatery. Whether you're looking for a year-round retreat or your dream lake home, this property has it all and must be seen!

Built in 2010

### **Essential Information**

MLS® #	A2188550
Price	\$645,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	0.32
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	317 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Pantry, Quartz Countertops, Hardwood Floors, Ceiling(s)
Appliances	See Remarks
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Boat Slip
Lot Description	Landscaped, Lawn, Rectangular
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Formwork)
Foundation	ICF Block

## Additional Information

Date Listed	January 24th, 2025
Days on Market	107
Zoning	Residential

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

