

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

MLS® #A2236435

\$645,000

6 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.32 Acres

Meridian Beach, Rural Ponoka County, Alberta

Discover this meticulously maintained, move-in-ready 1,473 sq. ft. bungalow, a true gem in the heart of Meridian Beach. From the moment you pull up, the expansive wrap-around covered deck invites you to unwind—perfect for hosting with patio furniture, a fire table, or simply enjoying serene lake views.

Step inside to a bright, open-concept living area anchored by a charming wood-burning stove, flowing effortlessly into the dining space and gourmet kitchen. The kitchen shines with stainless steel appliances (gas stove, fridge, microwave, dishwasher), sleek quartz countertops, a pantry, and abundant cabinetry.

A private deck off the kitchen offers a cozy spot for morning coffee or evening relaxation. The main floor boasts three bedrooms, including a luxurious primary suite with a 4-piece ensuite, plus an additional full bathroom. The fully finished basement expands your living space with three additional bedrooms, a modern full bathroom, a spacious rec room, and a laundry room with counters, a sink, and storage. In-floor heating keeps the lower level warm and inviting year-round. This home is loaded with premium features: an ICF block foundation, tankless hot water, soundproofing, a gemstone exterior lighting system, and an assigned boat slip. Set on a generous 0.32-acre lot backing onto tranquil greenspace, the property offers a large driveway leading to a detached double garage discreetly tucked behind. The backyard is an



entertainerâ€™s dream, complete with a fire pit for memorable gatherings. Meridian Beach is a vibrant lakeside community with two beaches, two parks, a tennis court, and the delightful Canal Street Eatery. Whether youâ€™re seeking a full-time residence or a lakefront escape, this home delivers unmatched style and comfort.

Built in 2010

Essential Information

MLS® #	A2236435
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, Quality Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, In Floor
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	Stucco, ICFs (Insulated Concrete Formwork)
Foundation	ICF Block

Additional Information

Date Listed	July 3rd, 2025
Days on Market	88
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.

