



**8 Sunnyside Drive**  
**Rural Ponoka County, Alberta**

**MLS # A2271290**



**\$315,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	761 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, On Golf Course, Rectangular Lot		

<b>Heating:</b>	Electric, Radiant, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal, Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	LR
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Laminate Counters		

**Inclusions:** n/a

This charming bungalow, backing onto the picturesque Gull Lake Golf Course, is a delightful retreat in the heart of central Alberta. With a cozy 761 sq. ft. floor plan, the home features two inviting bedrooms and a modern three-piece bath, perfect for a small family or a vacation getaway. The open-concept living space boasts a beautiful wood-burning fireplace, creating a warm and relaxing atmosphere, especially after a day of enjoying the outdoors. The property offers a large lot, providing ample parking and space for RVs, making it ideal for hosting friends and family. Whether you're an outdoor enthusiast or someone who loves serene evenings, this home offers endless opportunities. You can unwind on the patio, enjoying stunning views after a full day of activities. Gull Lake itself is a year-round paradise, offering activities such as golfing, swimming, boating, water skiing, and scenic walking paths in the warmer months, as well as a full spectrum of winter sports. This property provides a perfect gateway to all the recreational opportunities central Alberta has to offer!