



GRASSROOTS
REALTY GROUP

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20 Lakeshore Drive
Rural Ponoka County, Alberta

MLS # A2286707

\$674,900



Division:	Sunnyside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,710 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Attached, Front Drive, Garage Door Open		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, Front Yard, Fruit Trees/SH		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Wood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	10-42-1-W5
Exterior:	Cedar, Wood Frame	Zoning:	LR
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Fiber S
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

Wake up to beautiful views overlooking Gull Lake in this warm and inviting cottage-style home, tucked among the trees with the water just out front. This well-cared-for property features 3 bedrooms (2 up, 1 down), with the open loft overlooking the living room currently used as a cozy primary space. High ceilings, natural wood accents, and thoughtful improvements create a comfortable, relaxed lake home feel. The kitchen and dining area flow easily for everyday living, and the main bathroom showcases a classic clawfoot tub that perfectly suits the cottage charm. Step outside to enjoy the peaceful setting, lake views from the deck, and the beauty of the surrounding trees. The oversized heated garage includes a bonus bunkroom or games room above with a newer furnace. Three sheds provide excellent storage, including a workshop and a larger shed with power, lighting, and loft space. Close to the beach, boat launch, and golf course, and only minutes to Rimbe for amenities.