



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**200 Canal Street
Rural Ponoka County, Alberta**

MLS # A2300187



\$165,000

Division: Meridian Beach

Lot Size: 0.35 Acre

Lot Feat: -

By Town: Lacombe

LLD: 12-42-1-W5

Zoning: LR

Water: Co-operative

Sewer: -

Utilities: -

Build Your Dream Home in Meridian Beach at Gull Lake! This exceptional 66' x 232' walkout lot is one of the largest remaining parcels in this highly sought-after lakeside community, located just steps from the canal. With architectural guidelines allowing for a footprint of up to 4,000 sq. ft., this property offers endless possibilities to design and build your perfect home. Meridian Beach is a unique, upscale community known for its strong architectural controls and emphasis on preserving its timeless cottage charm. Residents enjoy an incredible array of amenities including private sandy beaches, walking trails, tennis and basketball courts, pickleball courts, a community hall, playground, and beautifully designed footbridges and many community events year round. Gull Lake, one of Central Alberta's largest lakes, is perfect for boating, water sports, and fishing. An added bonus the seller is offering an option of a nearby boat slip for purchase, adding even more value and convenience. Enjoy community events and nearby amenities, including the Canal Street Eatery and local conveniences. Ideally located within easy driving distance to Edmonton, Red Deer, and Calgary, this is your opportunity to build, relax, and become part of an exceptional lakeside community.