



GRASSROOTS

REALTY GROUP

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257 Canal Street
Rural Ponoka County, Alberta

MLS # A2301761



\$879,900

Division:	Meridian Beach		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,594 sq.ft.	Age:	2009 (17 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Wood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island

Water:	Public, Shared Well
Sewer:	Sewer
Condo Fee:	-
LLD:	12-42-1-W5
Zoning:	LR
Utilities:	-

Inclusions: n/a

Spacious Meridian Beach home offering over 2,500 sq ft, a carriage house with guest suite loft, and Gull Lake access with potential boat slip—ideal for year-round living or the perfect summer retreat. Located in one of Central Alberta’s most sought-after lake communities, this Craftsman-style home blends character, comfort, and flexibility just steps from the water. The inviting front veranda sets the tone, while the interior offers a bright, open-concept main floor with hardwood flooring, large windows, and a stone-faced fireplace that anchors the living space. The kitchen is designed for both everyday living and entertaining, featuring a large central island, custom cabinetry, subway tile backsplash, farmhouse sink, and stainless steel appliances. It flows seamlessly into the dining area with built-in cabinetry and excellent natural light, creating a warm and functional gathering space. Upstairs, you’ll find spacious bedrooms with vaulted ceilings, including a primary bedroom with its own fireplace and generous layout. The fully developed basement adds additional living space with a large recreation area, bedrooms, and a full bath—ideal for family or guests. A standout feature of this property is the **detached carriage house-style garage with an upper-level guest suite loft**, complete with its own living space, kitchen, bedroom area, and bathroom. This flexible space is well-suited for extended family, long-term guests, or private accommodations. Practical elements include a functional mudroom with built-ins, main floor laundry, and ample storage throughout. The long driveway and garage provide plenty of room for vehicles, boats, and recreational equipment. Meridian Beach offers a true lake lifestyle with easy access to Gull Lake, including boating, swimming, and year-round outdoor recreation. Conveniently located within reach of Ponoka, Lacombe, and

Red Deer, this property offers space, flexibility, and lake living in a highly desirable setting.