



GRASSROOTS
REALTY GROUP

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232 Canal Street
Rural Ponoka County, Alberta

MLS # A2303009



\$1,099,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,128 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Paved		
Lot Size:	0.36 Acre		
Lot Feat:	Back Yard, Front Yard, Lake, Landscaped, No Neighbours Behind, See Rema		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-42-1-W5
Exterior:	Vinyl Siding	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM WALKOUT BUNGALOW IN MERIDIAN BEACH ~ LARGE SOUTH FACING BACKYARD WITH MATURE TREES & BACKING ONTO CANAL ~ LOADED WITH UPGRADES THROUGHOUT ~ Covered front entry and a stone accented exterior welcome you to this well cared for home ~ Bright and spacious foyer with high ceilings and tile flooring lead to the open concept main living space with hardwood flooring, soaring vaulted ceilings and tons of floor to ceiling windows that fill the space with natural light ~ The living room features a cozy fireplace and great views ~ The stunning custom kitchen offers an abundance of dark stained cabinets with crown moulding, large drawers and glass fronts; tons of granite space including an island with a raised eating bar; full tile backsplash; upgraded stainless steel appliances; and a large pantry ~ easily host large gatherings in the dining room with patio door access to the covered deck with canal views ~ The oversized primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture or a sitting area, has a garden door to the deck, a spa like ensuite with a corner tub, and a spacious walk in closet ~ Two additional main floor bedrooms are both a generous size with ample closet space ~ 4 piece main bathroom has a tile tub surround, transom window, and granite topped vanity ~ The fully finished walkout basement offers large above grade windows, high ceilings and operational in floor heat ~ Huge family/media room opens to a recreation room with a bar, space for a games table, and garden door access to the covered patio and backyard ~ 2 generous size bedrooms share a 4 piece bathroom ~ Large laundry room plus ample space for storage ~ Heated double attached garage is insulated, finished with painted drywall, has high ceilings and two overhead

doors ~ Large paved driveway offers tons of additional parking with space for RV/boat parking ~ The fully fenced backyard is landscaped with mature trees, has a fire pit and direct access to a walking trail, spring fed canal and boat dock ~ Located in Meridian Beach, with two sandy beaches, nature trails, architecturally unique footbridges, community halls, tennis/pickle ball courts and pavilions with year round activities ~ Easy access to Rimbey, Ponoka, Lacombe and Gull Lake.