



GRASSROOTS
REALTY GROUP

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617 Bridgeview Road
Rural Ponoka County, Alberta

MLS # A2306894



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,255 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Front Yard, Lake, Lawn, No Back Lane, No Neighbours Behind, R		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-42-28-W4
Exterior:	Concrete, Wood Frame	Zoning:	LR
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s)		

Inclusions: N/A

Welcome Home. Lake view!! This stunning bungalow is over 1255 sq/ft on the main level . The open front entrance greets you with tall ceilings, bright finishes and LVP flooring throughout the main floor as well as large windows flood the main floor with light. This open kitchen is great for entertaining, complete with laminate counter tops, and stainless steal appliances, looking over the open dining area. The master bedroom is second to none, the Ensuite bath has a luxurious soaking tub, stand up shower and lots of light, what a place to relax. The main floor laundry room boasts cabinetry, sink, and shelving for more storage. The lower level is completely developed with a large family room. 2 additional bedrooms plus a 3 Piece Bath, high ceilings and large storage room complete this lower level. The yard has a large back deck and is fully landscaped, wonderful for entertaining. Steps away from the canals and beaches. Book your private viewing today!!