



GRASSROOTS
REALTY GROUP

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**420 Summer Crescent
Rural Ponoka County, Alberta**

MLS # A2309789



\$194,900

Division: Meridian Beach

Lot Size: 0.38 Acre

Lot Feat: -

By Town: Gull Lake

LLD: 12-42-1-W5

Zoning: L-R

Water: Other

Sewer: -

Utilities: -

Visit REALTOR® website for additional information. Tucked into the sought-after community of Meridian Beach at Gull Lake, this exceptional pie-shaped lot offers a rare opportunity to build your dream lake home in one of Central Alberta's premier lake communities. At over 10,325 sq. ft. of cleared building area plus an additional 6,135 sq. ft. of treed space, this is the second largest lot in the entire development — giving you room, privacy, and flexibility that is hard to find at the lake. Perfectly positioned to back onto the second canal, the property also captures lake views and offers the ideal setting for a custom home or year-round retreat. The lot has already been extended, maximizing usable space while still preserving a beautiful treed backdrop that adds character and privacy. For boating enthusiasts, a boat slip is available for purchase, with the option to secure a slip on either the current canal system or the brand-new canal expansion scheduled for digging beginning February 2027. Whether your vision includes boating, relaxing weekends at the lake, or building a legacy property for family and friends, this lot offers outstanding long-term potential. Meridian Beach is known for its upscale lake lifestyle and four-season recreation. Annual HOA fees are \$1,200 per year. Snow is plowed in the winter, making the community accessible year-round. Residents enjoy an impressive range of amenities including a general store, restaurant, community hall, nature trails, playgrounds, tennis courts, and even hockey on the canal during the winter months.