



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

**MLS # A2314625**



**\$500,000**

<b>Division:</b>	Meridian Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Private Electric Vehicle Charge Station		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Low Maintenance		

<b>Heating:</b>	Baseboard, Electric, Fireplace(s), Pellet Stove	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	12-42-1-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	LR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas at Lot Line, Sewer
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Fridge, Stove, Microwave (Hood Fan), Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener X2 & 2 Remote(s), Boat Dock #13 (BLK 1) on canal, Garage Shelving, BBQ, Internet (Missing Link). Home is to be sold "Fully Furnished, " minus any personal removable items.

If you're looking for that ultimate lake lot or a summer place to get away with the family&hellip; look no further! This custom-built property holds a premium location in Meridian Beach, a lakefront community on Gull Lake, Alberta. The development offers several amenities, including its unique canal feature that provides unparalleled boat access to the lake, two white sand beaches, playgrounds, volleyball, tennis/pickleball courts, & community hall. Escape from the city while being conveniently close to Calgary, Edmonton, & Red Deer. Imagine evening fires on a 0.30acre lot backing onto a densely treed area &mdash; perfect for the kids to play & explore! The 24X24' detached garage offers room to park full sized vehicles & store all your water toys, bikes & snowmobiles! This property also comes with a canal front, private dock right near the boat launch for quick access & loading of the boat snacks! Head inside the home to explore the 1,562sqft of living space; the main living area features a corner pellet stove, which serves as one of the main heating elements! Each room has its own adjustable baseboard heat for climate & comfort control. The primary suite is located on the upper floor, extending the true lake feel with its own roof top deck, dual closets, & 4pc bathroom. Two more bedrooms complete the upper floor. The kitchen is a chef's dream, featuring electric stove, ample cabinetry, huge center island with pull up eating area, tile backsplash, & a full appliance package. Large bright windows all around this home, including south & west facing windows, absolutely pour in the sun. Do not miss the fully enclosed rear sunroom, great for evening game night or just hanging out with family. The main floor also includes a laundry room & a fancy 3pc guest bathroom, providing great functionality when hosting large gatherings. Beautiful hardwood flooring runs throughout the

main floor with a tiled entry way. Meticulously maintained & well cared for, the home's Hardie board exterior enhances its visual appeal while also ensuring durability & ease of maintenance. Do not miss the private yard with no neighbours behind &mdash; an excellent place to gather the family for a round of S'mores! Enjoy summer evenings exploring the woods, morning walks to the lake, or relaxing on the deck; a great place to get together with family & friends. This property comes with a prime canal frontage and private boat dock at the main bridge area, providing quick drivable access for loading & unloading the boat. Best of all, the home comes fully furnished &mdash; turn-key & ready for you to start enjoying lake life from day one! Additional features include a freshly paved driveway! Meridian Beach is Gull Lake's finest destination, with a year-round community that offers many neighbourhood activities & amenities, a general store & restaurant &mdash; a great place to meet neighbours for a bite to eat. Ice fishing, tobogganing, skating, swimming, sunbathing, & the yearly Canal Days!