



GRASSROOTS
REALTY GROUP

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**39 Ridge Drive Drive
Rural Ponoka County, Alberta**

MLS # A2320669



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	1,043 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Gravel Driveway, Insulated, Oversized, Quad or More D		
Lot Size:	0.47 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Lake, Land		

Heating:	Boiler, High Efficiency, In Floor, Fireplace Insert, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-42-1-W5
Exterior:	Mixed, Wood Frame	Zoning:	LR
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Chandelier, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

Escape to the beauty of Gull Lake with this exceptional lake life property offering the perfect blend of comfort, space, and recreation. The charming main home features 3 bedrooms, 1.5 bathrooms, open ceilings, and a bright open-concept design that creates a warm and inviting atmosphere for family gatherings and entertaining. Adding to the property's appeal is a spacious unfished loft above the oversized garage, with 4 additional bedrooms, open kitchen living room area providing ample accommodation for guests, extended family, or weekend lake retreats. Set on a stunning lake lot, this property offers breathtaking views, plenty of outdoor space, and endless opportunities to enjoy boating, fishing, swimming, and all that lake life has to offer. Whether you're looking for a year-round residence, a family vacation getaway, or an investment property, this unique Gull Lake gem delivers exceptional value and unforgettable memories. Don't miss your opportunity to own a piece of paradise on one of Alberta's most desirable lakes.