



GRASSROOTS
REALTY GROUP

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403 Sunnyside 400 Place
Rural Ponoka County, Alberta

MLS # A2329977



\$435,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,534 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Front Drive, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, RV		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Treed		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	Private, Well
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	Private Sewer, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	10-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LR
Foundation:	Piling(s)	Utilities:	High Speed Internet
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Tankless Hot Water, Vinyl Windows		

Inclusions: Riding Lawn Mower, Shed, Fire Pit, Log Storage Frame, Fridge, Microwave Hood Fan, Electric Stove, Lighting Fixtures, Satellite Dish, 2 x Garage Door Openers w. 2 x Remotes, Blinds, Curtain Rods, Ceiling Fans, Wood Stove, Garage Furnace, Dis-assembled Greenhouse (in shed), 2 x Weed Whackers, Landscaping Decor

A stroll away from Parkland Beach, a quick cruise in the cart to Gull Lake Golf Course, nearby full services and many recreational amenities - live the lake life 365 days of the year! Retro finishings with modern upgrades, experience what this 2 bedroom, 2 bathroom bungalow with two heated garages has to offer in Sunnyside at Gull Lake, Alberta! The treed front yard and ample parking greet you, welcoming you to step onto the covered wrap around deck and into a layout designed for entertaining and relaxation. Natural light floods the open concept kitchen, dining area and living room. Feel the comfort of in-floor heat into the dedicated dining room with corner office space. The first bedroom is conveniently located across the hall from the 4 piece bathroom while the primary bedroom boasts excellent size with large closet. The addition of the family room offers flexible space with access to the laundry and powder room. Freshly painted, this move in ready home features upgrades that matter most! New vinyl plank flooring (2025), all new kitchen appliances (2025) with dishwasher hookups, vinyl windows (2021), updated plumbing with hot water on demand (2025), updated ceiling fans and modern lighting fixtures throughout. Outside, exhale your troubles away with new metal roof on all buildings (2020), new garage door openers (2025) and new septic tank (2011) featuring the sought after tank and field system. Immaculate on the inside and out, year round lake life is calling. The friendly community of Sunnyside eagerly awaits its new neighbours!