



GRASSROOTS
REALTY GROUP

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431 SUMMER Crescent
Rural Ponoka County, Alberta

MLS # A2330139



\$849,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,545 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

Heating: Baseboard, Boiler, Natural Gas

Water: Co-operative

Floors: Carpet, Hardwood, Laminate, Tile

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Composite Siding

Zoning: LAKE RESORT

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows

Inclusions: GARAGE DOOR REMOTE, REFRIGERATOR IN BASEMENT (AS IS)

Welcome to 431 Summer Crescent in the sought-after community of Meridian Beach, one of Gull Lake's premier lakefront destinations. One of the original showcase homes in the subdivision, this exceptional property combines timeless craftsmanship, quality finishes, and an unbeatable location just steps from the canal. With your private boat slip only moments from the backyard, you'll be cruising Gull Lake within minutes. Designed for year-round enjoyment and effortless entertaining, this home offers plenty of space for family and friends. The maturely treed lot provides outstanding privacy, while the expansive wraparound deck creates the perfect setting for summer barbecues, morning coffee, or relaxing after a day on the water. Inside, you'll be welcomed by a spacious foyer leading to two generously sized main-floor bedrooms and a beautifully appointed bathroom featuring a luxurious, high-tech tub/shower combination. The heart of the home is the open-concept kitchen, dining, and living area, where rich wood finishes, soaring windows, and abundant natural light create a warm and inviting atmosphere. The chef-inspired kitchen features granite countertops, a large eating bar, pantry, stainless steel appliances, and a gas range, making entertaining effortless while keeping you connected with your guests. The living room is anchored by a stunning floor-to-ceiling stone gas fireplace, creating an impressive focal point. The upper-level primary suite is a private retreat, complete with a three-sided gas fireplace, spacious walk-in closet, and an impressive six-piece ensuite featuring a sauna/steam shower. A versatile loft overlooking the main living area provides the perfect space for a home office, reading nook, or fitness area. The fully finished walkout basement expands your living space with two additional large bedrooms, a spacious family room, a three-piece

bathroom, laundry room, and plenty of storage. Adding even more value is the detached garage with a legal suite above, built in 2016. Fully equipped for guests or extended family. Updates completed in 2023 include luxury vinyl plank flooring, new baseboards, and fresh paint. Whether you're searching for a year-round residence, an incredible family getaway or a shared vacation home, this property offers endless possibilities. Meridian Beach is renowned for its vibrant lakeside lifestyle, featuring canal and beach access, basketball and tennis courts, a community hall, three pavilions, scenic walking and biking paths, and the popular Canal Street Eatery & Market, where neighbours gather for great food and entertainment. Experience the very best of Gull Lake living at 431 Summer Crescent—where luxury, recreation, and lake life come together.