



GRASSROOTS
REALTY GROUP

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471 Summer Crescent
Rural Ponoka County, Alberta

MLS # A2331557



\$789,999

Division:	Meridian Beach		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,775 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Lake		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: 12-42-1-W5

Zoning: LR

Utilities: -

Welcome to this stunning, well-maintained bungalow with a loft in the beautiful lake community of Meridian Beach on Gull Lake. Offering over 1,700 square feet of beautifully designed living space, this home features 3 bedrooms, 2.5 bathrooms, and sits on a private canal with your own private dock and boat launch, the perfect setting for year-round lake living. Step inside to a bright foyer with elegant French doors leading to the front closet. The main floor offers two spacious bedrooms and is filled with natural light throughout. The open-concept living area showcases soaring vaulted ceilings and a gorgeous stone gas fireplace, along with a spacious kitchen ideal for entertaining family and friends. The private primary retreat offers a luxurious 5-piece ensuite complete with double sinks, a deep soaker tub, and a walk-in shower. Upstairs, the large loft provides the perfect bonus space, whether you envision a family room, home office, or additional guest accommodations. The fully finished basement adds incredible flexibility, with a third bedroom, a massive recreation and flex room, rough-ins for a future bathroom, a generous laundry room, and plenty of storage. Step outside and fall in love with the beautifully landscaped yard. Enjoy summer evenings on the large deck, gather around the fire pit, or head down to your private dock for a day on the water. The oversized detached garage offers plenty of room for vehicles, boats, and all your lake toys, while an additional storage shed keeps everything organized. One of the standout features of this property is its exceptional location. Situated on one of the most desirable lots in Meridian Beach, you'll enjoy beautiful canal views and quick access to Gull Lake. While Meridian Beach is a perfect escape from the hustle and bustle, it's far more than a summer destination; this is a thriving, year-round community. Many residents call this home

full-time, alongside those who use it as a cherished seasonal retreat. If you've been considering the leap from city living to lake living, this could be the community you didn't even know you needed. Whether you're looking for a full-time residence, a family getaway, or the perfect lake home, this exceptional property offers the lifestyle you've been dreaming of. Come experience everything Meridian Beach has to offer and make this incredible property yours.