



GRASSROOTS
REALTY GROUP

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16 Sunnyside Drive
Rural Ponoka County, Alberta

MLS # A2333536



\$609,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,426 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Lake, Landscaped, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Lake Resort
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: All blinds and window coverings, 1 garage door opener and 1 control, swimming pool, hot tub

Life at the lake doesn't get any better than this! This stunning bungalow, complete with recent updates, backs onto the Gull Lake Golf Course and sits on a nearly half-acre lot with a fenced and landscaped backyard. A rare find, it offers both easy lake and golf-course access within walking distance. As an added bonus, the property features its own like new swimming pool and hot tub that are perfect for endless summer days of splashing, swimming, and outdoor fun. From the moment you step inside, you'll feel an immediate sense of comfort and quality. The thoughtfully designed open floor plan prioritizes family living and entertaining, providing generous space to gather, relax, and create lasting memories. The main floor welcomes you with a convenient foyer and laundry area that lead into the heart of the home. The spacious living room offers a cozy fireplace for cooler evenings, hardwood flooring, and large windows that flood the space with natural light. The kitchen and dining area flow seamlessly together, creating an ideal setting for preparing meals and hosting gatherings. Also on this level are a 4-piece bathroom and two well-sized bedrooms—perfect for children, guests, a home office, or whatever best suits your lifestyle. The primary bedroom provides a private retreat complete with a walk-in closet and its own 4-piece ensuite. Downstairs, the fully developed basement adds even more living space. A large recreation room is ideal for movie nights, games, entertaining, or giving the kids their own hangout area. Two additional generously sized bedrooms offer flexibility for a growing family, overnight guests, a home office, or hobby space. A 3-piece bathroom, utility room, and extra storage complete this practical lower level. Recent notable improvements to this home include a new pressure tank (2024), septic tank pump (2024), washer and dryer (2025),

2 new upstairs toilets (2026), new tile backsplash in kitchen (2025), and new tile surround on the fireplace in 2026. Step outside to discover what may quickly become your favourite part of the property. The beautifully landscaped yard creates a private outdoor retreat. At its centre is the impressive swimming pool; a true standout feature. The pool features an automatic locking cover, and bluetooth/WIFI monitoring system. Picture summer afternoons cooling off in the water, kids laughing and playing, weekend pool parties, or quiet days lounging poolside without ever leaving home. Quality composite decking on three separate decks enhances the outdoor living experience. There is also a huge double garage perfect for vehicles, storage or the boat! Whether you love to entertain or simply want a private place to unwind at the lake, this property is designed for making memories. With the home's spacious layout, multiple bedrooms, fully finished basement, beautifully maintained outdoor space, and standout swimming pool and hot tub, this is far more than just a house at the lake, but a place to truly enjoy being home.