# \$645,000 - 317 Canal Street, Rural Ponoka County

MLS® #A2236435

### \$645,000

6 Bedroom, 3.00 Bathroom, 1,473 sqft Residential on 0.32 Acres

Meridian Beach, Rural Ponoka County, Alberta

Discover this meticulously maintained, move-in-ready 1,473 sq. ft. bungalow, a true gem in the heart of Meridian Beach. From the moment you pull up, the expansive wrap-around covered deck invites you to unwindâ€"perfect for hosting with patio furniture, a fire table, or simply enjoying serene lake views.

Step inside to a bright, open-concept living area anchored by a charming wood-burning stove, flowing effortlessly into the dining space and gourmet kitchen. The kitchen shines with stainless steel appliances (gas stove, fridge, microwave, dishwasher), sleek quartz countertops, a pantry, and abundant cabinetry. A private deck off the kitchen offers a cozy spot for morning coffee or evening relaxation. The main floor boasts three bedrooms. including a luxurious primary suite with a 4-piece ensuite, plus an additional full bathroom. The fully finished basement expands your living space with three additional bedrooms, a modern full bathroom, a spacious rec room, and a laundry room with counters, a sink, and storage. In-floor heating keeps the lower level warm and inviting year-round. This home is loaded with premium features: an ICF block foundation, tankless hot water, soundproofing, a gemstone exterior lighting system, and an assigned boat slip. Set on a generous 0.32-acre lot backing onto tranquil greenspace, the property offers a large driveway leading to a detached double garage discreetly tucked behind. The backyard is an





entertainer's dream, complete with a fire pit for memorable gatherings. Meridian Beach is a vibrant lakeside community with two beaches, two parks, a tennis court, and the delightful Canal Street Eatery. Whether you're seeking a full-time residence or a lakefront escape, this home delivers unmatched style and comfort.

#### Built in 2010

### **Essential Information**

MLS® # A2236435 Price \$645,000

Bedrooms 6 Bathrooms 3.00

Full Baths 3

Square Footage 1,473 Acres 0.32 Year Built 2010

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 317 Canal Street
Subdivision Meridian Beach

City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T0C 2J0

### **Amenities**

Parking Spaces 10

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Open Floorplan, Pantry, Qua

Ceiling(s)

Appliances See Remarks

Heating Forced Air, In Floor

Cooling None

# of Fireplaces 1

Fireplaces Wood Burning Stove

Yes

Has Basement Yes

Basement Finished, Full

**Exterior** 

Fireplace

Exterior Features Boat Slip

Lot Description Landscaped, Lawn, Rectange

Roof Asphalt Shingle

Construction Stucco, ICFs (Insulated Cond

Foundation ICF Block

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 119

Zoning Residential

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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