

# \$1,595,000 - 276 Canal Street, Rural Ponoka County

MLS® #A2172510

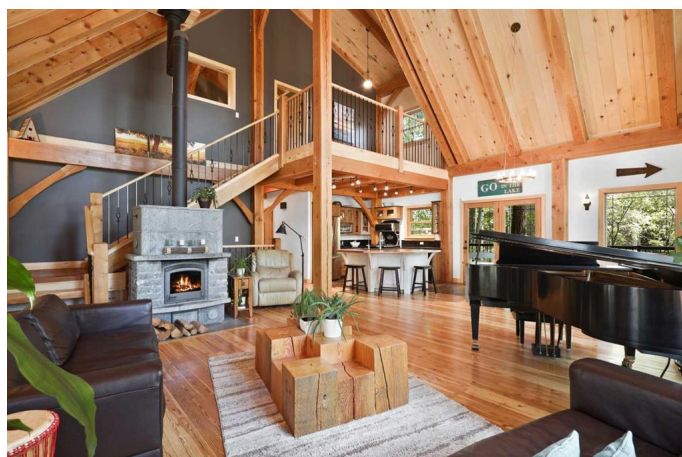
**\$1,595,000**

6 Bedroom, 4.00 Bathroom, 1,843 sqft

Residential on 0.32 Acres

Meridian Beach, Rural Ponoka County, Alberta

Welcome to 276 Canal Street, a stunning lakeside property with private dock accessing the canal on Gull Lake. This beautiful timber frame home, constructed with Douglas fir from Golden, BC, is designed with meticulous attention to detail and offers a luxurious living experience. Enjoy the breathtaking views of your children playing from the spacious living room, which features 30-foot vaulted ceilings, floor to ceiling windows, patio doors, and a cozy soapstone wood fireplace that retains heat for up to 48 hours. This 1,842 square foot home boasts an expansive 1,300 square foot wrap-around deck, surrounded by trees and fully landscaped for ultimate privacy. The exterior is finished with asphalt and fiberglass shingles that come with a 100-year warranty. The heated double car garage adds to the convenience and comfort of this exceptional property. Inside, the kitchen is a chef's dream, featuring wood cabinetry, ample storage, and an Elmira gas stove styled as an 1860 replica. The copper countertop on the island is both antimicrobial and easy to clean, complemented by granite countertops and a pantry. The in-floor heating ensures warmth and comfort throughout. The primary bedroom is located in the loft, complete with an ensuite bathroom featuring a jacuzzi tub, shower, double vanity, and a walk-in closet. The loft also includes a cozy living area. The basement offers two additional bedrooms, a four-piece bathroom, new flooring, a laundry room, and a large games area, providing plenty of space



for family and guests. Above the garage you'll find two bedrooms with one plumbed for a wet bar, and one bathroom. The home is equipped with triple-pane windows and refinished hardwood floors, with in-floor heating on the tiled surfaces for added luxury. Enjoy community amenities including private beaches, playgrounds, tennis courts, and ice skating in the winter. The property also features a private dock and access to walking paths and a community hall, making it a perfect retreat for all seasons. Experience the epitome of lakeside living at 276 Canal Street.

Built in 2006

**Essential Information**

MLS® #	A2172510
Price	\$1,595,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,843
Acres	0.32
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	276 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4L 2N3

### **Amenities**

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Freezer, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s)
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Landscaped, Standard Shaped Lot, Waterfront, Wooded
Roof	Asphalt Shingle, Fiberglass
Construction	Wood Siding, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 3rd, 2024
Days on Market	138
Zoning	5
HOA Fees	1000
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                  Royal LePage Network Realty Corp.

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