

\$1,199,000 - 652 Bridgeview Road, Rural Ponoka County

MLS® #A2199237

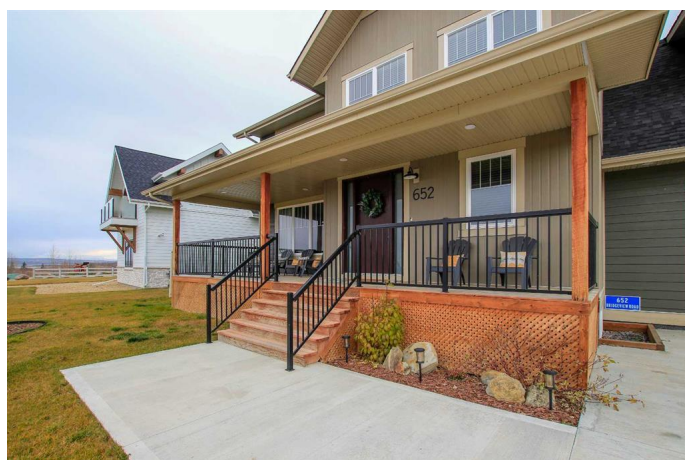
\$1,199,000

7 Bedroom, 6.00 Bathroom, 3,354 sqft
Residential on 0.29 Acres

Meridian Beach, Rural Ponoka County, Alberta

FULLY DEVELOPED EXECUTIVE STYLE
2-STOREY IN MERIDIAN BEACH ~ 7
BEDROOMS, 6 BATHROOMS ~ WEST
FACING VIEWS OF GULL LAKE & BACKING
ONTO THE CANAL WITH A PRIVATE DOCK
~ HEATED GARAGE THAT CAN FIT 4
VEHICLES PLUS A MASSIVE DRIVEWAY ~

Covered front veranda with unobstructed
views of Gull Lake welcome you to this
thoughtfully built Lakeside retreat, with over
3350 sq. ft. above grade plus a fully finished
basement ~ The open concept main floor
layout is complemented by high ceilings and
large windows overlooking the backyard and
canal ~ The kitchen features an abundance of
ceiling height cabinetry, ample counter space
including an oversized island with an eating
bar, full tile backsplash, upgraded stainless
steel appliances, built in wine fridge, and a
convenient Butler's Pantry offering endless
storage, a second full size fridge and access
to the mud room with built in benches and
lockers ~ Easily host a large gathering in the
dining room with sliding patio doors to the
covered deck and lower patio ~ The living
room has built in seating and is centred by a
cozy gas fireplace and has beautiful wood
doors that lead to the family room ~ 2 piece
main floor bath ~ The upper level bonus room
has large west facing windows with more
gorgeous views of Gull Lake ~ 3 spacious
primary bedrooms can easily fit king size beds



plus multiple pieces of furniture, has walk in closets, beautiful ensuites and lake or canal views ~ 4th bedroom is also located on the upper level, has large west facing windows with lake views, dual closets and easy access to a 5 piece bathroom ~ Upper level laundry is located in it's own room and has space for storage ~ The fully finished basement with high ceilings features a media room that opens to a games area and a wet bar, plus 3 huge bedrooms, all with dual closets, perfect for teens or guests, a 5 piece bathroom and space for storage ~ Other great features include; Central AC, Hardie Board siding, original owner home (non-smoking), second laundry hook ups, wiring for a hot tub ~ HEATED 34'L X 28'W attached garage can easily fit 4 vehicles, has an overhead door and man door to the backyard, and has high ceilings ~ Extra large driveway with room for all your guests or toys with RV hook ups ~ The backyard is landscaped, has a fire pit area, tons of grassy yard space and has direct access to the canal and your private dock ~ Located in Meridian Beach, with two sandy beaches, spring fed 1km long canal, nature trails, architecturally unique footbridges, community halls and pavilions with year round activities ~

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199237 |
| Price | \$1,199,000 |
| Bedrooms | 7 |
| Bathrooms | 6.00 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 3,354 |
| Acres | 0.29 |
| Year Built | 2022 |

| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 652 Bridgeview Road |
| Subdivision | Meridian Beach |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T0C 2J0 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 8 |
| Parking | Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Attached, Concrete Driveway, Workshop in Garage |
| # of Garages | 4 |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer/Dryer, Wine Refrigerator |
| Heating | Forced Air, Natural Gas, In Floor Roughed-In |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room, See Remarks |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Fire Pit, Boat Slip, Dock |
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No |

| | |
|--------------|-------------------------------------|
| | Neighbours Behind, Lake, Waterfront |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 47 |
| Zoning | 5 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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