\$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 Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

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 124

Zoning Residential

Listing Details

Listing Office RE/MAX real estate central alberta

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