

317 Canal Street
Rural Ponoka County, Alberta
MLS # A2236435

\$645,000

Division:	Meridian Beach		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,473 sq.ft.	Age:	2010 (15 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-42-1-W5
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	Residential
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, all blinds and window coverings, garage door opener and 2 controls shuffleboard in basement, hot tub (as is), gemstone lighting, boat slip #117 on dock 5

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 unwind—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.