

30 Lakeview Drive
Rural Ponoka County, Alberta

MLS # A2194367



\$599,000

Division:	Poulsens Pasture		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,577 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Boat, Double Garage Detached, Parking Pad, RV Access/		
Lot Size:	0.51 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	RL
Foundation:	See Remarks, Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan		

Inclusions: Greenhouse and Shed

Nestled in Poulsen's Pasture, just a short walk to Gull Lake and Gull Lake Golf Course, this beautifully crafted 2-storey home sits on a $\frac{1}{2}$ -acre corner lot surrounded by lush trees and immaculate landscaping, creating a serene backyard escape. With 4 bedrooms, 2 bathrooms, and over 2,500 sq. ft., this home is designed for relaxation and year-round enjoyment. Step onto the expansive wraparound deck and take in the peaceful, park-like setting. Enjoy mornings in the sunroom overlooking the trees, afternoons in the gardener's dream 10x16 greenhouse, and evenings by the fire pit under the stars. The fully fenced, landscaped yard features mature trees, vibrant gardens, and two sheds for storage - one used as a workshop with power and a spacious u-shaped workbench. Inside, the warm and inviting open-concept layout includes a stone fireplace, a spacious kitchen with a large island and a bonus room perfect for gatherings. All accented with custom wood stair railings and trim providing an earthy feel. The oversized 24x36 heated garage provides plenty of space for your RV, boat, and toys. The convenience store, golf course and larger Marina with fuel sales are in the immediate area. Bentley is 10 km away offering gas and groceries where Rimbey is 15 km away for larger amenities and hospital. Updates include: New Hot Water Tank 2020, New Septic Pump 2015, New Roof 2017, Water Filtration System 2020, New Fridge 2015. With lake access just down the road and peaceful surroundings, this treed oasis is the perfect four-season retreat. Your private getaway awaits!