

\$1,199,999 - 232 Canal Street, Rural Ponoka County

MLS® #A2202321

\$1,199,999

5 Bedroom, 3.00 Bathroom, 2,128 sqft

Residential on 0.40 Acres

Meridian Beach, Rural Ponoka County, Alberta

Luxury Waterfront Livingâ€”Your Private Escape on Meridian Beach Featuring a Huge 72 x 242 sq/ft lot total of 17,424. sq/ft of space backing onto the canal.

Step into the ultimate lakeside retreatâ€”a stunning canal-front walkout bungalow offering over 4,000 sq. ft. of refined living space! With 5 spacious bedrooms (3 up) and an expansive recreation room, thereâ€™s plenty of room for family, friends, and unforgettable gatherings.

Your Private Oasis Awaits:

Prime waterfront access with your own 26-ft boat & Sea-Doo docksâ€”adventure is just steps away!

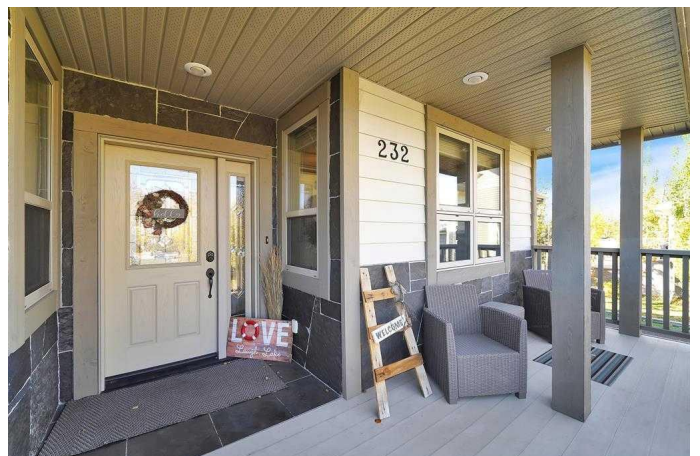
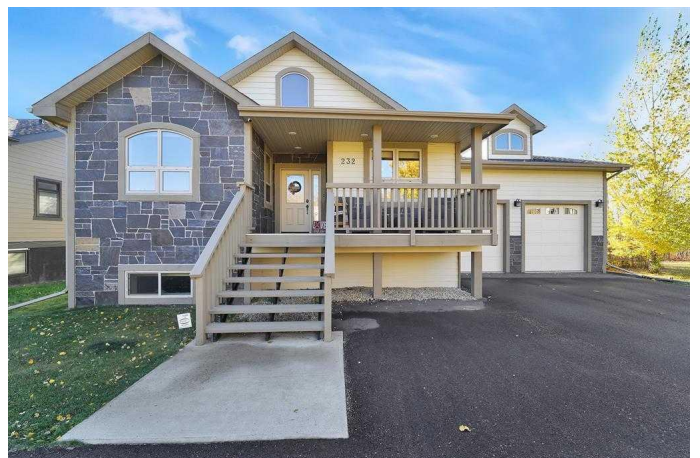
Vaulted ceilings & oversized windows bathe the home in natural light, offering breathtaking canal views.

Chefâ€™s kitchen with in-floor heating, granite countertops, stainless steel appliances (gas stove), a wine rack, walk-in pantry & a 2-tier working island.

Spacious open-concept designâ€”seamless sightlines from the kitchen to the backyard & canal.

Master bedroom sanctuaryâ€”private deck access, stunning water views, a spa-like 5-piece ensuite with heated floors, and a large walk-in closet.

Walkout basement paradiseâ€”huge rec room, custom wood bar, heated floors, two walk-in closets, and direct access to your secluded,



fenced backyard.

Meridian Beach Community Perks: Private bridges, a boat launch, beaches, sports courts, trails, year-round activities, and even a charming caf   & store!

Live the lake life you    ve always dreamed of    boating, fishing, hiking, and breathtaking views in every season. Architectural guidelines ensure your investment is protected.

This isn    t just a home    it    s a lifestyle. Ready to make it yours? Book your showing today!

Built in 2008

Essential Information

MLS�� #	A2202321
Price	\$1,199,999
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,128
Acres	0.40
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	232 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Amenities	Beach Access, Boating, Picnic Area, Playground, Recreation Facilities
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Parking Spaces	2
Parking	Boat, Double Garage Attached
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Central Vacuum, Vinyl Windows, Kitchen Island
Appliances	Dishwasher, Refrigerator, Range Hood, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	160
Zoning	RL
HOA Fees	843
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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