

**201 Canal Street  
Rural Ponoka County, Alberta**

**MLS # A2279333**



# \$649,900

<b>Division:</b>	Meridian Beach		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,449 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	12-42-1-W5
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** grass has been seeded front & back + has a gravel driveway

**DOUBLE DETACHED GARAGE INCLUDED!** This Brand new home built by Asset Builders is the perfect getaway from your stressful life, for full time or part time living! Imagine boating/kayaking or fishing in the summer, or ice skating, snowmobiling, ice fishing in the winter months! No neighbors behind you & less than 3 min walk to the canal with walking trails close by, 5 minute walk to the cute store/sandwich shop, this BUNGALOW is in the perfect family community of Meridian Beach. You will be delighted with this large covered 20'x10' front porch w/aluminum railing to catch the afternoon & evening sun . Step inside this spacious front entry, a perfect size for you & your guests that opens up to this amazing open floor plan with a vaulted ceiling & multiple triple pane windows throughout to bring in the natural light. Check out the ceiling height! This large kitchen with wood cabinetry & tons of countertop space (all in quartz), features an island w/extended countertop & walk in pantry. 4 upgraded appliances are included. Friends & family will want to stay forever in this dining room & living room that features a cozy gas fireplace, or have breakfast & dinner on the ABSOLUTELY HUGE back 36'x10' deck with a view to the community baseball diamond behind. Get the joy of community living but privacy as well. Master bedroom is a good size with a large walk in closet & an ensuite bath that features a custom tile shower & double vanity sink. Bright 2nd bedroom also features it's own walk in closet. Full bath & side by side laundry area are on this floor. Basement unfinished, planned for 2 more bedrooms w/walk in closets, another full bath & a huge family room w/wet bar that is almost half of the full basement in size. Outside to your yard, with a 24'x24' detached garage, stucco & shingled to match the house, with a man door, window & 16' garage door, with

electrical completed (currently staked out, to be started weather permitting) Privacy & luxury, the perfect full time home or part time getaway! Easy Access to the canal where you can purchase a spot for your boat!