

\$809,900 - 435 Summer Crescent, Rural Ponoka County

MLS® #A1080447

\$809,900

5 Bedroom, 4.00 Bathroom, 2,909 sqft
Residential on 0.00 Acres

Meridian Beach, Rural Ponoka County, Alberta

Class & character define this picture perfect lake house, close to your boat slip and beaches, with plenty of room to host families- yes multiple families and friends! If you know Meridian Beach, then this house is probably the one you picture when you think of this idyllic 4 season lake community. Great curb appeal, an irresistible wrap around deck, and the trees that surround this lot are sure to stir butterflies whether you're here for the weekend or forever! And while you may be tempted to lounge on the deck, the interior with its fine craftsmanship and styling is waiting to take your breath away. The foyer is roomy enough for happy hellos and reluctant goodbyes with views to the living room wall of windows as well as the window lined corridor to the powder & laundry room. A handy desk area with granite top is a great drop zone/or work area. The grand living room with clerestory windows that peak into the treetops, has a gorgeous gas fireplace flanked by built-in display shelving and stone facing and wood and tile floors throughout the main floor. Jenn Air & Miele appliances, cashmere granite counter, island w/ prep sink plus abundant cabinetry & pantry storage awaits you in this roomy + functional kitchen. A garden door off the dining room leads you to an outdoor dining area with sunset views. Main floor owner's retreat boasts a private balcony, ensuite w/large slipper style clawfoot tub + 2 closets (one is a walk in). Enjoy the convenience of the bright & beautiful main floor laundry and



work area with it's top/bottom cabinets, laundry sink, 2 windows and so much space! Top notch design and detail is what you will find on the second story. More gleaming hardwood, granite countertops and tile work. 2 bedrooms, each with their own French doors leading to separate balconies, expansive bathroom with a large soaking tub, separate walk in shower, dual vanities, plenty of natural light, PLUS a sitting area complete with kitchenette- you are set up for guests! Here you will find all the conveniences, kitchenette, full bathroom, sitting area and room for huge comfy bed. The fully developed walk out basement offers an additional bedroom, large well appointed bathroom, family room, play area or extra bunk area AND another kitchenette or bar area with sunny breakfast nook with door to the patio is sure to suit a variety of purposes. And still there is more! An above garage suite awaits even more guests or perhaps will suit the hobbyist. Ample room for sleeping and living, a kitchenette as well as a full bathroom in a tucked away location offers guests/owners a self contained retreat with separate entrance from the main house. Siding onto a green space, fronting onto untouched aspen woodland and no neighbours behind, this house has the perfect location. Pathway from the back yard leads to the canal where the assigned boat slip for this property is located.

Built in 2010

Essential Information

| | |
|----------------|-----------|
| MLS® # | A1080447 |
| Price | \$809,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,909 |

| | |
|------------|----------------------------------|
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 435 Summer Crescent |
| Subdivision | Meridian Beach |
| City | Rural Ponoka County |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4L 2N3 |

Amenities

| | |
|----------------|---|
| Amenities | Beach Access, Boating, Clubhouse, Recreation Facilities, Visitor Parking, Playground |
| Parking Spaces | 6 |
| Parking | Insulated, Boat, Concrete Driveway, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage, Off Street, Tandem, Driveway, Outside |
| # of Garages | 2 |
| Waterfront | Beach Access, Canal Access, Lake |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, French Door, Soaking Tub |
| Appliances | Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Gas Cooktop, Instant Hot Water |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Masonry |
| Has Basement | Yes |
| Basement | Finished, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Boat Slip, Fire Pit, Private Yard, Storage |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, Street Lighting, Private, Treed, Views, Gentle Sloping, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2021 |
| Days on Market | 191 |
| Zoning | RL |
| HOA Fees | 630 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.