

\$1,089,000 - 352 Canal Street, Rural Ponoka County

MLS® #CA0193952

\$1,089,000

3 Bedroom, 3.00 Bathroom, 2,784 sqft
Residential on 0.00 Acres

Meridian Beach, Rural Ponoka County, Alberta

Luxurious LAKEFRONT PROPERTY
BACKING ONTO THE CANAL! Brand new
custom masterpiece built by Asset Builders
Corp in the charming neighborhood of
Meridian Beach! From the treed & private lot,
to the canal frontage that you can build your
own custom dock or possible boat house, this
striking 2784sqft 2 Storey was built for
entertaining & living a Relaxing Lake Life! Step
onto the composite 14'x17'6" front porch & into
this spacious entry (complete w/a separate
mudroom entrance from garage), that opens to
show off these black triple glazed windows &
24' soaring vaulted ceiling w/exposed fir
beams. Your open living/dining/kitchen area
will become your entertainment hotspot, w/all
the sunlight that streams in, the fireplace
w/shiplap finishing that goes to the ceiling, the
Kitchen that will invite all the chef's to create
masterpieces, w/quartz countertops, oversized
island & its walk in/thru pantry. The
entertainment doesn't have to stop inside,
w/double doors to the 21'x33' deck, w/ pergola,
duradecking & glass railing that faces SW & to
your treed lot & the canal. Master bdrm has
private exit out to the deck & it also features
huge walk in closet, 5 piece ensuite w/custom
tiled shower, soaker tub & double sinks.
Another bdrm, full bath & lots of storage areas
finish this level. Upstairs features a wet bar
w/custom wine rack+wine fridge, loft area
overlooking the living room, done w/custom
railing, another bdrm w/walk in closet, full bath,
& flex room area that leads to a 16'x10'



partially covered deck w/glass railing. Walkout basement is ready for your inspiration, planned for 2 more bdrms, another wet bar, family area, mudroom, laundry & more. Outside this level, a colored concrete patio 21'x33' w/stamped border leads onto this great lot that begs for campfires & gatherings w/friends. Triple garage 26'x28' will fit your vehicles & toys + has additional storage space of 15'x8'. IMMEDIATE POSSESSION!

Built in 2019

Essential Information

MLS® #	CA0193952
Price	\$1,089,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,784
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	352 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V9

Amenities

Parking	Gravel Driveway, Off Street, Attached, Attached Garage, Driveway, Triple Garage
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Interior

Interior Features	Bar, Bathroom Rough-in, Central Vacuum, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Heating	High Efficiency, Forced Air, Natural Gas, In Floor Roughed-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert
Has Basement	Yes
Basement	Walk-Out

Exterior

Exterior Features	Boat Slip
Lot Description	Corner Lot, Private, Views, Seasonal Water, Sloped, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2020
Days on Market	488
Zoning	R1
HOA Fees	630
HOA Fees Freq.	ANN

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.

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