

# \$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!

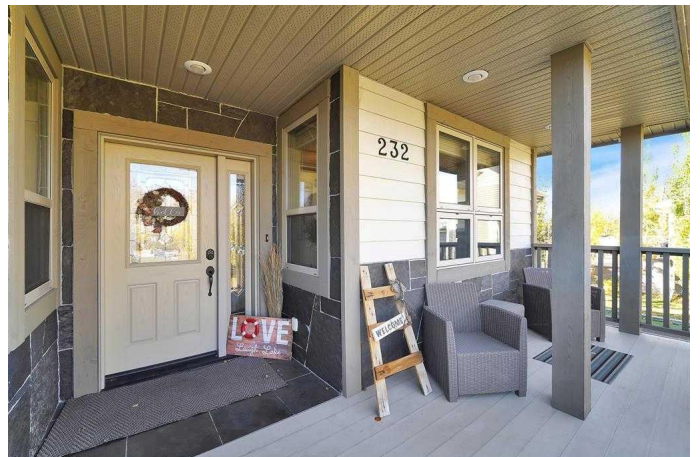
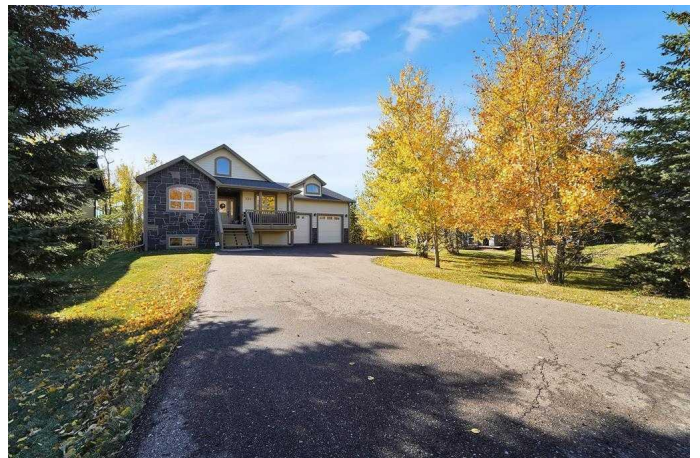
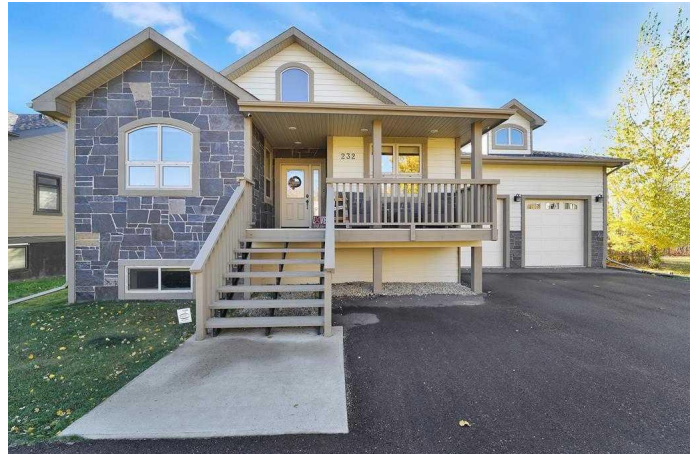
Vaulted ceilings & oversized windows bathe the home in natural light, offering breathtaking canal views.

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, Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, 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	99
Zoning	RL
HOA Fees	843
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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