

\$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!

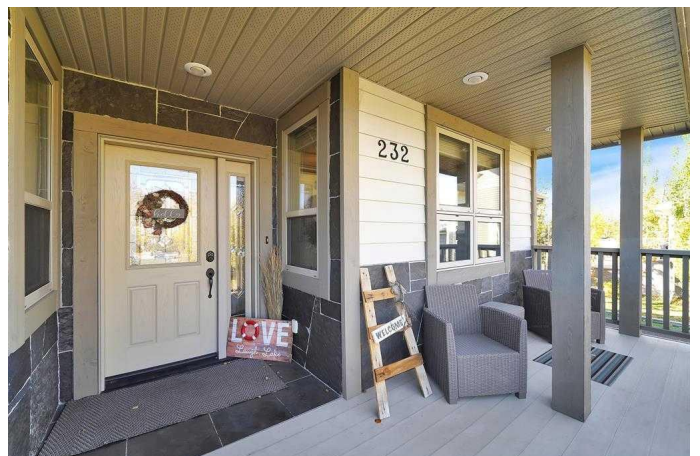
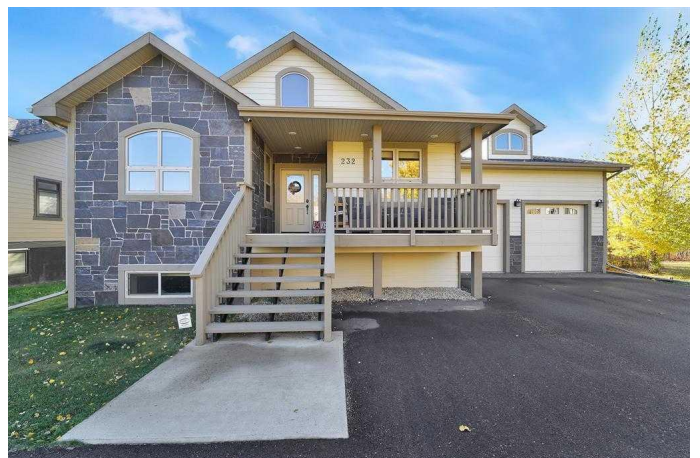
Vaulted ceilings & oversized windows bathe the home in natural light, offering breathtaking canal views.

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 café & 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 |
|-----------|---|

| | |
|----------------|------------------------------|
| 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 | 157 |
| Zoning | RL |
| HOA Fees | 843 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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