

# \$849,000 - 431 Summer Crescent, Rural Ponoka County

MLS® #A2185217

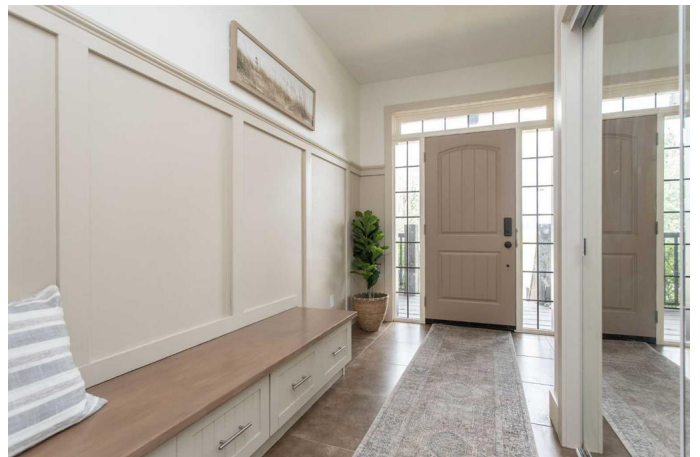
**\$849,000**

4 Bedroom, 4.00 Bathroom, 2,546 sqft

Residential on 0.30 Acres

Meridian Beach, Rural Ponoka County, Alberta

One of the first homes built within the Meridian Beach subdivision and a showpiece from the moment you drive in the subdivision - this home exudes quality and style! You are only a short distance from the canal out your back yard! There is lots of room for the entire family and this home is perfect for hosting the family and friends all year round at the lake! Entertaining on your wrap around deck is easy and privacy is not an issue in this maturely treed lot which is a few steps away from the canal where you have your own boat slip and can be on the lake enjoying the excitement within minutes of leaving your lake home! Open the front door and you will be greeted with a spacious foyer, two main floor bedrooms, a lovely bathroom with the high tech bathtub/shower combo with all the bells and whistles! Step into the open concept kitchen, dining and living room - gorgeous woodwork throughout and an abundance of windows allowing natural light to shine in! The kitchen is a chef's delight with beautiful granite countertops, eat up bar, pantry, stainless steel appliances include gas range - don't be left out of the lively conversations as you host when you are prepping for family and friends! A spacious dining room and living room which boasts a floor to ceiling rock gas fireplace - definitely a focal point of this lake home! The primary bedroom is on the upper level and is a retreat in itself boasting a three way gas fireplace, 6 piece ensuite which includes a sauna/steam shower, walk in closet and



spacious bedroom large enough to accommodate the king bedroom suite! The loft area just outside the primary bedroom is a great office or workout space! The walkout basement is fully finished with 2 more large bedrooms, family room, laundry room, 3 piece bathroom and storage. This home would be a great shared lake home for a couple families to share, permanent home or a VRBO! The detached garage/carriage house was built in 2016 and has a legal suite upstairs which is fully equipped for the guests! Renovations were completed in 2023 and include new luxury vinyl plank flooring, baseboards and some paint. Meridian Beach is one of Gull Lake's finest destinations with a community that offers activities, a general store and restaurant - Canal Street Eatery Market - a great place to meet neighbors for food and entertainment. Lots of opportunity for fun with beach and canal access, basketball and tennis courts, community hall and three pavilions for special occasions. Street lighting and local roads great for walking and biking! Get ready to enjoy the lake life in style at 431 Summer Crescent!

Built in 2008

### **Essential Information**

MLS® #	A2185217
Price	\$849,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,546
Acres	0.30
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey

Status Active

### Community Information

Address 431 Summer Crescent  
Subdivision Meridian Beach  
City Rural Ponoka County  
County Ponoka County  
Province Alberta  
Postal Code T0C 2J0

### Amenities

Amenities Playground, Beach Access, Boating, Racquet Courts, RV/Boat Storage  
Parking Spaces 8  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Beamed Ceilings  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Stove(s), Window Coverings  
Heating Baseboard, Boiler, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features BBQ gas line, Private Yard, Boat Slip  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, Many Trees  
Roof Asphalt Shingle  
Construction Composite Siding  
Foundation Poured Concrete

### Additional Information

Date Listed January 1st, 2025  
Days on Market 93

Zoning	LAKE RESORT
HOA Fees	1100
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            RE/MAX real estate central alberta

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.