

# **\$1,199,999 - 232 Canal Street, Rural Ponoka County**

MLS® #A2252996

**\$1,199,999**

5 Bedroom, 3.00 Bathroom, 2,128 sqft

Residential on 0.40 Acres

Meridian Beach, Rural Ponoka County, Alberta

Luxury Waterfront Living—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 retreat—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, there'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 docks—adventure is just steps away!

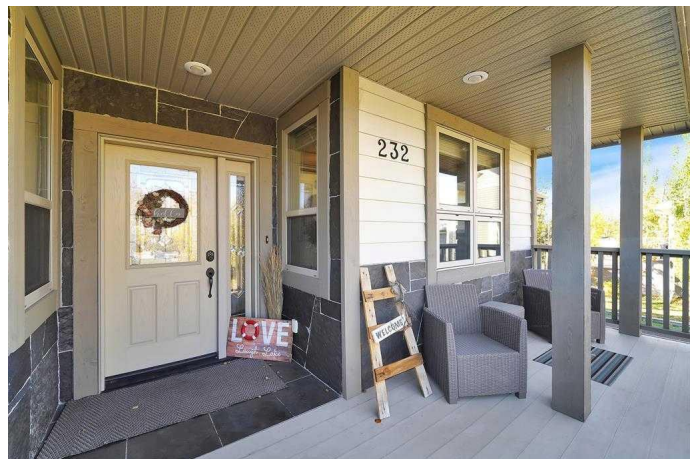
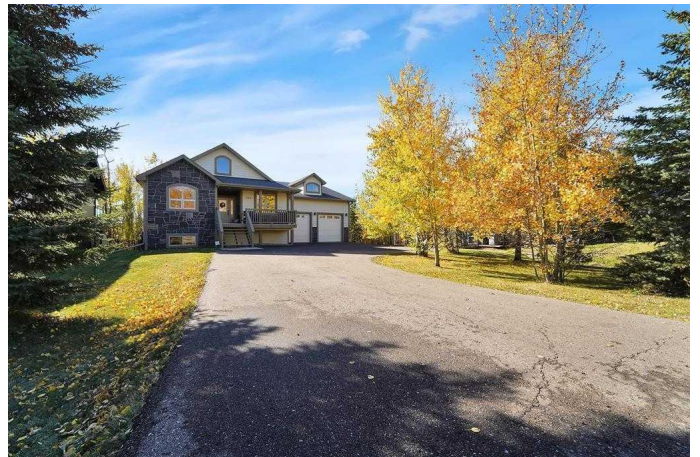
Vaulted ceilings & oversized windows bathe the home in natural light, offering breathtaking canal views.

Chef'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 design—seamless sightlines from the kitchen to the backyard & canal.

Master bedroom sanctuary—private deck access, stunning water views, a spa-like 5-piece ensuite with heated floors, and a large walk-in closet.

Walkout basement paradise—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   #        | A2252996    |
| 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 | Playground, Beach Access, Boating, Picnic Area, Recreation Facilities |
|-----------|-----------------------------------------------------------------------|

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 2                            |
| Parking        | Double Garage Attached, Boat |
| # 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          | Finished, Full, Exterior Entry                                                 |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Yard, Waterfront |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Stone       |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 53                |
| Zoning         | RL                |
| HOA Fees       | 843               |
| HOA Fees Freq. | ANN               |

### Listing Details

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

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