

# \$645,000 - 317 Canal Street, Rural Ponoka County

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MLS® #A2236435

## \$645,000

6 Bedroom, 3.00 Bathroom, 1,473 sqft  
Residential on 0.32 Acres

Meridian Beach, Rural Ponoka County, Alberta

Discover this meticulously maintained, move-in-ready 1,473 sq. ft. bungalow, a true gem in the heart of Meridian Beach. From the moment you pull up, the expansive wrap-around covered deck invites you to unwindâ€”perfect for hosting with patio furniture, a fire table, or simply enjoying serene lake views.

Step inside to a bright, open-concept living area anchored by a charming wood-burning stove, flowing effortlessly into the dining space and gourmet kitchen. The kitchen shines with stainless steel appliances (gas stove, fridge, microwave, dishwasher), sleek quartz countertops, a pantry, and abundant cabinetry.

A private deck off the kitchen offers a cozy spot for morning coffee or evening relaxation. The main floor boasts three bedrooms, including a luxurious primary suite with a 4-piece ensuite, plus an additional full bathroom. The fully finished basement expands your living space with three additional bedrooms, a modern full bathroom, a spacious rec room, and a laundry room with counters, a sink, and storage. In-floor heating keeps the lower level warm and inviting year-round. This home is loaded with premium features: an ICF block foundation, tankless hot water, soundproofing, a gemstone exterior lighting system, and an assigned boat slip. Set on a generous 0.32-acre lot backing onto tranquil greenspace, the property offers a large driveway leading to a detached double garage discreetly tucked behind. The backyard is an



entertainerâ€™s dream, complete with a fire pit for memorable gatherings. Meridian Beach is a vibrant lakeside community with two beaches, two parks, a tennis court, and the delightful Canal Street Eatery. Whether youâ€™re seeking a full-time residence or a lakefront escape, this home delivers unmatched style and comfort.

Built in 2010

**Essential Information**

MLS® #	A2236435
Price	\$645,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	0.32
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	317 Canal Street
Subdivision	Meridian Beach
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

**Amenities**

Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Open Floorplan, Pantry, Quality Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Boat Slip
Lot Description	Landscaped, Lawn, Rectangular
Roof	Asphalt Shingle
Construction	Stucco, ICFs (Insulated Concrete Formwork)
Foundation	ICF Block

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	71
Zoning	Residential

### Listing Details

Listing Office	RE/MAX real estate central alberta
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