# \$595,000 - 460 Summer Crescent, Rural Ponoka County

MLS® #A2251376

### \$595,000

3 Bedroom, 2.00 Bathroom, 1,523 sqft Residential on 0.23 Acres

Meridian Beach, Rural Ponoka County, Alberta

Welcome to this charming year-round home in the sought-after Meridian Beach community on the northeast side of Gull Lake. This beautiful home is set on a generous 9,000+ sq ft lot and offers three bedrooms plus an office, making it ideal for both family living and working from home.

Thoughtful design and natural elements are showcased throughout, with durable cedar siding and rugged fir beams. Recent updates include a roof that is approximately five years old, some updated windows, and a washer replaced in 2024. The furnace has been inspected and cleaned annually for peace of mind. Adding to the appeal, this home comes with a large, highly desirable private boat slip in the canal, included in the list price. Other bonuses include a concrete driveway and pathways, hot water on demand, and an enclosed screened back porch for relaxing summer evenings.

This vibrant lakeside development is renowned for its canal and timeless cottage-country ambiance, offering a lifestyle of relaxation and recreation. Residents can enjoy pavilions, boat launches, playgrounds, and a wide range of sports facilities including tennis and basketball. Meridian Beach features two sandy beaches, a spring-fed kilometer-long boating canal, nature trails, and walking paths throughout, as well as architecturally unique footbridges, and a large community hall.

Whether you're seeking a relaxing retreat or an active lakeside lifestyle, this Meridian







Beach property offers the perfect blend of natural beauty and recreational opportunities. Less than an hour drive from Red Deer and within a couple of hours from Calgary or Edmonton.

Come and explore lake life at its finest!

#### Built in 2009

#### **Essential Information**

MLS® # A2251376 Price \$595,000

Bedrooms 3 Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,523 Acres 0.23 Year Built 2009

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 460 Summer Crescent

Subdivision Meridian Beach

City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T0C 2J0

#### **Amenities**

Amenities Beach Access, Clubhouse, Gazebo, Picnic Area, Playground, Park,

**Recreation Facilities** 

Parking Spaces 4

Parking Off Street, Paved

### Interior

Interior Features Sump Pump(s)

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Central, Wood Stove

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes
Basement Partial

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Lawn, No Neighbours Behind, Open Lot

Roof Asphalt Shingle Construction Cedar, Concrete

Foundation Poured Concrete, Piling(s)

## **Additional Information**

Date Listed September 12th, 2025

Days on Market 52

Zoning 5

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX real estate central alberta

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