

# \$949,000 - 705 Bridgeview Road, Rural Ponoka County

MLS® #A2251813

**\$949,000**

4 Bedroom, 4.00 Bathroom, 1,883 sqft

Residential on 0.34 Acres

Meridian Beach, Rural Ponoka County, Alberta

This custom-built property holds a premium location in Meridian Beach, a lakefront community on Gull Lake, Alberta. The development offers several amenities including its unique canal feature that provides unparalleled boat access to the lake, two white sand beaches, playgrounds, beach volleyball, tennis/pickleball courts, & a community hall. Escape from the city, while being conveniently close to Calgary, Edmonton, & Red Deer. Offering a premium west-facing LAKEFRONT lot with unobstructed panoramic views! The 26x26'™ heated garage offers room to park full-sized vehicles & all the toys! Head inside to explore the 2,832 sq ft of living space; the main floor features soaring vaulted ceilings, a beautiful stone surround gas fireplace & a wide open floor plan—great for entertaining! Large west-facing windows absolutely showcase the sunsets over the lake. Enjoy the massive 41x16'™ private rear deck with glass railings, plumbed with natural gas, & a custom-built screened outdoor sunroom (complete with high-quality Weather Master vinyl windows, power, white-washed pine interior, & Douglas fir beams)—an absolute must-see! Pristine landscaping all around, privacy shades, exquisite boulder work, with thoughtful zeroscaping in those storage/trailer parking areas. Luxury vinyl plank flooring with beautiful finishings throughout this home. The master suite is located on the upper floor & is equipped with a large walk-in closet, 3pc ensuite, & comes with an unmatched view of



the lake! Just around the corner is another large bedroom; donâ€™t miss the loft overlooking the open-to-below living space & more lake views through transom windowsâ€”a great place to have an evening read of your favourite book. The kitchen is an absolute delight, featuring a corner sink overlooking the backyard, custom cabinetry with open wood shelving, center island, tile backsplash, & a full stainless appliance package, including wine fridge. The main floor includes a generous laundry room with additional coat storage, flex room, 2pc guest bathroom, offering great functionality when hosting family get-togethers. Downstairs youâ€™ll find a fully finished living space with kitchenette, 9â€™ ceilings, 2 big bedrooms, 4pc bath, & a generous second living room. This house is very roomy & meticulously cared for. The Hardie Board exterior enhances visual appeal while ensuring durability. Enjoy summer afternoons at the beach, morning walks along the lake, or hosting barbecues on your massive rear deck. Additional features include: functional in-floor heating on the lower level, water softener, central vac, AC, fire pit, Roxul sound-dampening insulation, triple-pane windows with sun stop, private dock on canal, & a 1/3 acre lot size. Meridian Beach is Gull Lake's finest destination with a year-round community that offers many neighbourhood activities & amenities, a general store & restaurantâ€”a great place to meet neighbors for a bite to eat. Ice fishing, tobogganing, skating, swimming, sunbathing, & the yearly Canal Days!

Built in 2019

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2251813  |
| Price    | \$949,000 |
| Bedrooms | 4         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,883             |
| Acres          | 0.34              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 705 Bridgeview Road |
| Subdivision | Meridian Beach      |
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T0C 2J0             |

### Amenities

|                |                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Parking, Playground, Recreation Facilities                                                                                                             |
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                                                         |
| Parking Spaces | 5                                                                                                                                                                    |
| Parking        | Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Oversized, Boat, Concrete Driveway, RV Access/Parking |
| # of Garages   | 2                                                                                                                                                                    |
| Is Waterfront  | Yes                                                                                                                                                                  |
| Waterfront     | Beach Access, Beach Front, Canal Access, Lake, Lake Front, Lake Privileges, Waterfront                                                                               |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator, Water Softener            |
| Heating           | Central, Fireplace(s), Forced Air, Natural Gas, High Efficiency, In Floor                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                  |

|                 |                                 |
|-----------------|---------------------------------|
| Fireplace       | Yes                             |
| # of Fireplaces | 1                               |
| Fireplaces      | Gas, Living Room, Mantle, Stone |
| Has Basement    | Yes                             |
| Basement        | Finished, Full                  |

## Exterior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Boat Slip, Dock, Fire Pit                                                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, Private, Beach, Environmental Reserve, Lake, Lawn, Many Trees, Rock Outcropping, Waterfront |
| Roof              | Asphalt Shingle                                                                                                                                                                         |
| Construction      | Concrete, Wood Frame                                                                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 46                |
| Zoning         | 5                 |
| HOA Fees       | 1000              |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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