\$649,900 - 30 Lakeview Drive, Rural Ponoka County

MLS® #A2194367

\$649,900

4 Bedroom, 2.00 Bathroom, 2,577 sqft Residential on 0.51 Acres

Poulsens Pasture, Rural Ponoka County, Alberta

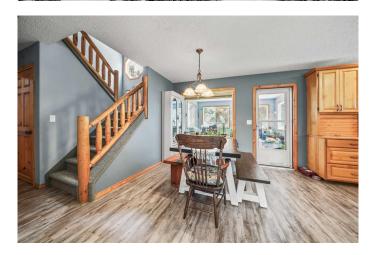
Nestled in Poulsen's Pasture, just a short walk to Gull Lake and Gull Lake Golf Course, this beautifully crafted 2-storey home sits on a ½-acre corner lot surrounded by lush trees and immaculate landscaping, creating a serene backyard escape. With 4 bedrooms, 2 bathrooms, and over 2,500 sq. ft., this home is designed for relaxation and year-round enjoyment.

Step onto the expansive 63' wraparound deck and take in the peaceful, park-like setting. Enjoy mornings in the sunroom overlooking the trees, afternoons in the gardener's dream 10x16 greenhouse, and evenings by the fire pit under the stars. The fully fenced, landscaped yard features mature trees, vibrant gardens, and two sheds for storage.

Inside, the warm and inviting open-concept layout includes a stone fireplace, a spacious kitchen with a large island and a bonus room perfect for gatherings. All accented with custom wood stair railings and trim providing an earthy feel. The oversized 24x36 heated garage provides plenty of space for your RV, boat, and toys. The convenience store, golf course and larger Marina with fuel sales are in the immediate area. Bentley is 10 km away offering gas and groceries where Rimbey is 15 km away for larger amenities and hospital. Updates include: New Hot Water Tank 2020, New Septic Pump 2015, New Roof 2017, Water Filtration System 2020, New Fridge







2015.

With lake access just down the road and peaceful surroundings, this treed oasis is the perfect four-season retreat. Your private getaway awaits!

Built in 2002

Essential Information

MLS® # A2194367 Price \$649,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2

Square Footage 2,577
Acres 0.51
Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 30 Lakeview Drive Subdivision Poulsens Pasture

City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T0C 2J0

Amenities

Parking Spaces 4

Parking Additional Parking, Boat, Double Garage Detached, Parking Pad, RV

Access/Parking

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen

Island, Natural Woodwork, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Water Softener, Convection Oven, Water Purifier

Heating Forced Air, Natural Gas

Cooling None, Rough-In

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Crawl Space, See Remarks

Exterior

Exterior Features Balcony, Garden, Private Yard, Storage, Fire Pit

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Wood Frame, Other

Foundation Poured Concrete

Additional Information

Date Listed February 15th, 2025

Days on Market 65 Zoning RL

Listing Details

Listing Office CIR Realty

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