

56 Lakeview Drive  
Rural Ponoka County, Alberta

MLS # A2244396



# \$700,000

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Poulsens Pasture                    |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow    |               |                   |
| <b>Size:</b>     | 1,519 sq.ft.                        | <b>Age:</b>   | 1953 (72 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached              |               |                   |
| <b>Lot Size:</b> | 0.46 Acre                           |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Many Trees, Treed |               |                   |

|                    |                                                                                                    |                   |              |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                            | <b>Water:</b>     | Well         |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl                                                                              | <b>Sewer:</b>     | Septic Field |
| <b>Roof:</b>       | Asphalt Shingle                                                                                    | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full                                                                                     | <b>LLD:</b>       | 3-42-1-W5    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                           | <b>Zoning:</b>    | 5            |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage |                   |              |

**Inclusions:** Kitchen Stools, BBQ, Satellite Dish with 6 PVR capable outlets and cable splitter, Cell phone booster, Log Bench by fire pit, Imitation rock covering septic tank cover, Murphy Bed under TV in family room.

Located just minutes from the lakeside community of Gull Lake, this beautifully maintained acreage offers the perfect blend of country charm and modern convenience. The property is designed for low maintenance, with a no-maintenance exterior, gravel landscaping with underlay, mature apple trees, and inviting outdoor spaces. A "steel firepit with removable grill, log bench, clothesline, and multiple natural gas hookups make the outdoors as functional as it is enjoyable. The 1,500 sq. ft. main level is warm, bright, and thoughtfully laid out. Maple hardwood and tile floors flow throughout, complemented by large windows and skylights that fill the home with natural light. The chef's kitchen is a standout, featuring solid maple KraftMaid cabinetry with soft-close drawers, a large island with sink and seating for four, switched under-cabinet lighting, and stainless steel appliances. The open dining and sitting area leads through double patio doors to a 40' x 14' pressure-treated deck—half covered with a remote-controlled fan—offering an ideal space for entertaining year-round. The primary suite is a private retreat with a walk-in closet featuring built-in shelving and drawers, and a 3-piece ensuite with walk-in shower. The main floor also includes an additional bedroom and a full bath with built-in storage, washer, and natural gas dryer. The fully developed basement adds a comfortable sitting area, two additional bedrooms (illegal), a full 3 piece bathroom with jetted Jacuzzi tub, a large utility/craft room with laundry sink and shelving, and upgraded mechanical systems including an energy-efficient furnace with humidifier, central A/C, 50-gallon hot water tank (2021), reverse osmosis, iron filtration, and two sump pumps with backups. Every detail of this home has been updated for efficiency and peace of mind—R-60 attic and R-20 wall

insulation, PEX plumbing, new electrical panel and wiring (no aluminum), LED lighting, and natural gas piping for future additions. Security features include motion-sensing lights, personal cameras, and incoming fiber optic internet. The breezeway offers extra cabinetry and connects directly to the oversized 27' x 27' garage with 10' ceilings, built-in storage, natural gas heat, floor drain, and parking for 3-4 additional vehicles outside. Move-in ready, and minutes from Gull Lake Public Beach and playground, and around the corner from the boat launch. Just a short drive to Sylvan Lake's shops, schools, and beaches—this acreage delivers the perfect balance of modern upgrades, thoughtful design, and peaceful country living.