$649,900 - 30 Lakeview Drive, Rural Ponoka County
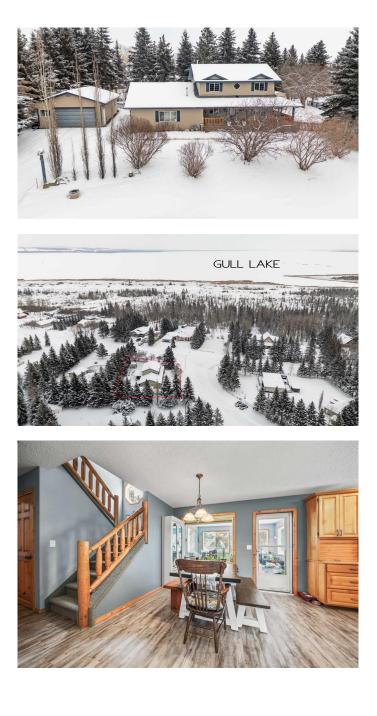
MLS® #A2194367

$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 63â€™ wraparound deck and take in the peaceful, park-like setting. Enjoy mornings in the sunroom overlooking the trees, afternoons in the gardenerâ€™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	63
Zoning	RL

Listing Details

Listing Office	CIR Realty