

\$700,000 - 56 Lakeview Drive, Rural Ponoka County

MLS® #A2244396

\$700,000

4 Bedroom, 3.00 Bathroom, 1,519 sqft

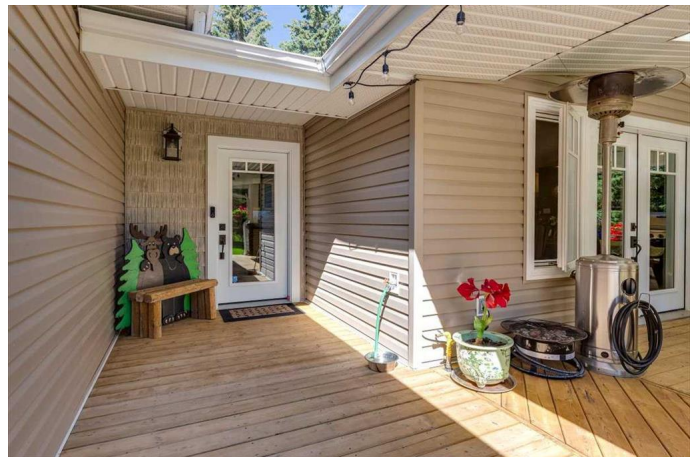
Residential on 0.46 Acres

Poulsens Pasture, Rural Ponoka County, Alberta

Located in the scenic lakeside community of Gull Lake. This impeccably maintained home combines country charm with modern convenience. Ideal for full time residence or vacation retreat from the city. This property is thoughtfully designed for low maintenance, allowing you to enjoy its beauty with ease. The exterior features a maintenance-free finish. A large firepit, gravel landscaping, mature trees, and a matched siding garden shed all add to the rural charm. Multiple gas hookups ensure the outdoors are as functional as they are enjoyable.

Inside, the 1,500 sq. ft. main level is bright, open, and welcoming, with maple hardwood and tile floors throughout. Large windows and skylights fill the home with natural light, while the chef's kitchen stands out with solid maple KraftMaid cabinetry, soft-close drawers, stainless steel appliances, switched under-cabinet lighting, and an expansive island with sink and seating for four. The adjoining dining and sitting area opens through double patio doors to a 40' x 14' pressure-treated deck—half covered and equipped with a remote-controlled fan—creating an ideal year-round entertaining space.

The primary suite offers a walk-in closet featuring built-in shelving and drawers, along with a 3-piece ensuite and walk-in shower. The main floor also includes a second bedroom, a half bath with built-in storage, and main floor



laundry with a gas dryer.

The fully developed basement adds valuable living space, featuring a comfortable sitting area, two additional bedrooms can be utilized as such or for additional bonus rooms, a 4-piece bathroom with jetted Jacuzzi tub, a versatile utility/craft room with sink and shelving, and upgraded mechanical systems. Recent updates include an energy-efficient furnace with humidifier, central air conditioning, 50-gallon hot water tank (2021), reverse osmosis and iron filtration systems, and dual sump pumps with backups. Enhanced insulation (R-60 attic, R-20 walls), PEX plumbing, a new electrical panel with updated wiring, LED lighting, and gas lines for future developments ensure both comfort and efficiency.

Security and connectivity are at the forefront, with motion-sensor lighting, personal surveillance cameras, and fiber optic internet. The breezeway connects the home to the in floor heated living room with large windows allowing tons of natural light, also includes a built in murphy bed and wet bar. The Attached oversized 27' x 27' heated garage, featuring 10' ceilings, floor drain, and built in storage. The front concrete pad has room for parking of 3-4 more vehicles outside or plenty of room for RV parking.

Move-in ready and perfectly situated, this property is just minutes from Gull Lake's public beach, playground, licensed marina and boat launch, 9 hole golf course, and Jorgy's Hot Spot featuring a licensed patio and live music. This quiet retreat is just a short drive to all the amenities of Sylvan Lake, Red Deer, and the Rimbey Hospital.

Built in 1953

Essential Information

MLS® #

A2244396

Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,519
Acres	0.46
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	56 Lakeview Drive
Subdivision	Poulsens Pasture
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Lawn, Many Trees, Treed
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	34
Zoning	5

Listing Details

Listing Office	Real Broker
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