

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

MLS® #A2244396

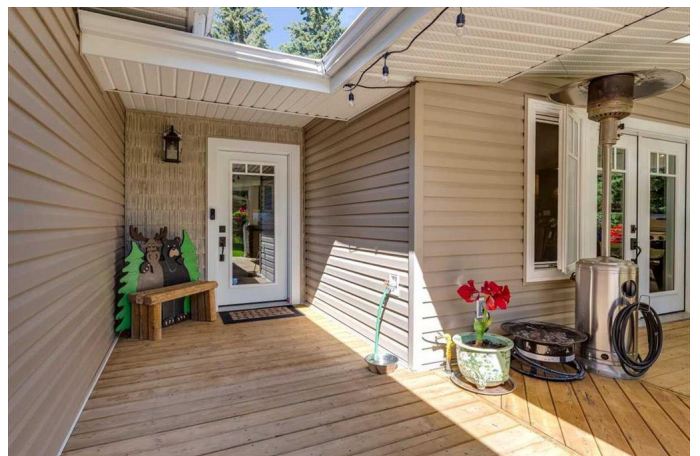
\$700,000

4 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.46 Acres

Poulsens Pasture, Rural Ponoka County, Alberta

Located 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 48" 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.

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	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	22
Zoning	5

Listing Details

Listing Office	Real Broker
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