

## 30 Lakeview Drive Rural Ponoka County, Alberta

**MLS # A2243272**



**\$579,900**

<b>Division:</b>	Poulsen's Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,579 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.58 Acre		
<b>Lot Feat:</b>	Corner Lot, Lake, Landscaped, Lawn, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** n/a

This beautifully treed half-acre corner lot offers resort-style living in Poulson's Pasture, where mature landscaping and lush surroundings create a tranquil retreat. With over 2,500 sq ft, this 4-bedroom, 2-bathroom two-storey home delivers space, charm, and comfort. Step onto the impressive 63-ft wraparound deck—ideal for morning coffee or evening gatherings. Inside, rustic charm meets modern convenience with custom wood stair railings and accents, a stone fireplace, and a spacious kitchen featuring a large island perfect for hosting. The sunroom invites year-round relaxation, while the converted attached garage now functions as a bright and versatile rec room. Outdoors, enjoy a fully fenced yard, garden boxes, a greenhouse, and a powered shed with a U-shaped workbench for all your projects. Top it off with a 24' x 36' detached heated garage, and there's still room for your RV and toys. This one is truly a rare find with a full-time getaway feel—steps from the water and ready for year-round living or weekend escapes. 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!