

# \$382,000 - 8 Sunnyside Drive, Rural Ponoka County

MLS® #A2174815

**\$382,000**

2 Bedroom, 1.00 Bathroom, 761 sqft

Residential on 0.46 Acres

Sunnyside, Rural Ponoka County, Alberta

This charming bungalow, backing onto the picturesque Gull Lake Golf Course, is a delightful retreat in the heart of central Alberta. With a cozy 792 sq. ft. floor plan, the home features two inviting bedrooms and a modern three-piece bath, perfect for a small family or a vacation getaway. The open-concept living space boasts a beautiful wood-burning fireplace, creating a warm and relaxing atmosphere, especially after a day of enjoying the outdoors. The property offers a large lot, providing ample parking and space for RVs, making it ideal for hosting friends and family. Whether you're an outdoor enthusiast or someone who loves serene evenings, this home offers endless opportunities. You can unwind on the patio, enjoying stunning views after a full day of activities. Gull Lake itself is a year-round paradise, offering activities such as golfing, swimming, boating, water skiing, and scenic walking paths in the warmer months, as well as a full spectrum of winter sports. This property provides a perfect gateway to all the recreational opportunities central Alberta has to offer!

Built in 1998

## Essential Information

MLS® #                   A2174815

Price                     \$382,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	761
Acres	0.46
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	8 Sunnyside Drive
Subdivision	Sunnyside
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### **Amenities**

Parking	Parking Pad
---------	-------------

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters
Appliances	Dishwasher, Stove(s), Washer/Dryer
Heating	Electric, Radiant, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Rectangular Lot, On Golf Course, No Neighbours Behind
Roof	Metal, Shake
Construction	Vinyl Siding
Foundation	Other

### **Additional Information**

Date Listed            October 23rd, 2024

Days on Market      175

Zoning                LR

### **Listing Details**

Listing Office        CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.