

\$579,900 - 30 Lakeview Drive, Rural Ponoka County

MLS® #A2243272

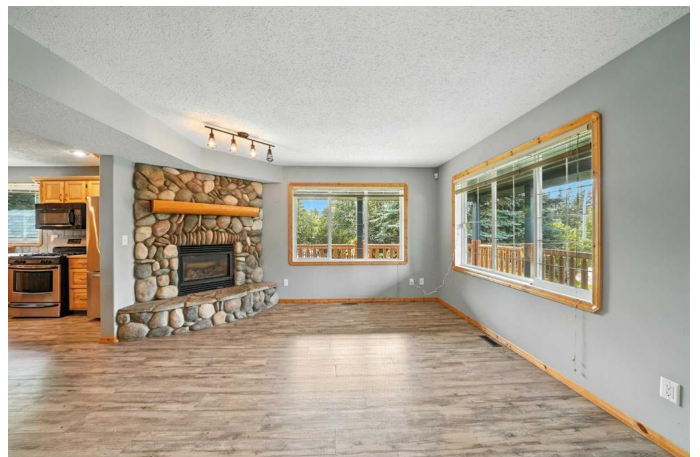
\$579,900

4 Bedroom, 2.00 Bathroom, 2,579 sqft

Residential on 0.58 Acres

Poulsen's Estates, Rural Ponoka County, Alberta

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!

Built in 2002

Essential Information

MLS® #	A2243272
Price	\$579,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,579
Acres	0.58
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	30 Lakeview Drive
Subdivision	Poulsen's Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2
Waterfront	Beach Access

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	See Remarks, Unfinished, Crawl Space

Exterior

Exterior Features	Balcony, Garden, Private Yard, Fire Pit
Lot Description	Corner Lot, Lake, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	July 25th, 2025
Days on Market	12
Zoning	RL

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.