

\$239,900 - 191, 10046 Township Road 422, Rural Ponoka C

MLS® #A1048561

\$239,900

2 Bedroom, 1.00 Bathroom, 531 sqft
Residential on 0 Acres

Raymond Shores, Rural Ponoka County, Alberta

Fantastic Summer Getaway with BOAT SLIP!
Located across the road from the beach, playground, marina and so much more! This is a stunning oasis ready for you to enjoy in the summer or year-round. This modular home is located within the Gated Community of Raymond Shores on Gull Lake. Drive up to the paved front parking and enjoy the stunning curb appeal with gorgeous landscaping front to back. This home features 2 bedrooms, one with bunk beds and 1 bathroom, this lake home is flooded with natural light with floor to ceiling windows. There is A/C for the hot summer days & an electric fireplace with vintage rock surround for the cool winter days. The kitchen has maple cabinets, plenty of cupboards and counter space. Head outside to enjoy your fenced in yard with a huge deck, cement fire pit area, storage shed and all landscaped and fenced. Fully furnished & Ready to move in and enjoy! The resort has a marina, playground, beach area and the clubhouse, pickleball courts, an indoor pool, hot tub, gym, theater room, laundry facilities & craft activities for the kids. BOAT SLIP INCLUDED #20.



Built in 2010

Essential Information

MLS® #	A1048561
Price	\$239,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	531
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active

Community Information

Address	191, 10046 Township Road 422
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V9

Amenities

Amenities	Beach Access, Boating, Clubhouse, Fitness Center, Indoor Pool, Laundry, Playground, Pool, Recreation Facilities, Spa/Hot Tub, Trash
Parking Spaces	4
Parking	Parking Pad
Waterfront	Beach Access, Lake, See Remarks
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Washer/Dryer, Built-In Refrigerator
Heating	Forced Air, Propane
Basement	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Exterior

Exterior Features	Fire Pit
Lot Description	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Paved, See Remarks,

	Corner Lot, Close to Clubhouse, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Piling(s)

Additional Information

Date Listed	November 12th, 2020
Days on Market	52
Zoning	rv1
Condo Fee	\$201

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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