

102A, 10042 Township Road 422
Rural Ponoka County, Alberta

MLS # A2100181



\$273,000

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|------------------|---|---------------|-------------------|
| Division: | Raymond Shores | | |
| Type: | Residential/Manufactured House | | |
| Style: | Bungalow | | |
| Size: | 953 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Additional Parking, Golf Cart Garage, Gravel Driveway, Guest, Off Street, Par | | |
| Lot Size: | 0.26 Acre | | |
| Lot Feat: | Back Yard, Cleared, Close to Clubhouse, Lawn, Landscaped | | |

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|--------------------|---|-------------------|--------|
| Heating: | Central, Propane | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 202 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RVR |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | No Smoking Home, Recreation Facilities, Vinyl Windows | | |

Inclusions: Gas golf cart sold as is, Shed

Immediate Possession! - Living at the lake! - Are you ready for your spot at the lake? Here is a large custom-made home designed for year-round living! A new vinyl fence has been added for additional privacy in the large yard, which backs onto the trees!! You and your kids will love being steps away from the clubhouse with an indoor pool, hot tub, games, laundry facilities, and puzzles area. The beach with a playground, picnic area, gazebos, and field is also included in this great community! There are 2 good-sized bedrooms, and a wide open plan provides easy access! There is a kitchen with a large dining area! The living room is huge with lots of windows providing lots of natural light! Outside in the large landscaped yard is a good-sized deck with trees at the end of the lot! Included is a golf cart garage that has extra storage as well! It is time to be at the lake and this gated community offers many wonderful features. Turnkey move in and go! The seller will be leaving most furniture, BBQ, and outdoor furniture! Just bring the food! While the home provides the benefit of being close to both the clubhouse and pickleball courts for easy access, this area is generally very quiet and there are limited hours to the pickleball courts to ensure less activity in the evenings!