

166A, 10042 township road 422
Rural Ponoka County, Alberta

MLS # A2105510



\$250,000

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	462 sq.ft.	Age:	2012 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Carpet, Linoleum	Sewer:	Other, Private Sewer
Roof:	Asphalt	Condo Fee:	\$ 194
Basement:	None	LLD:	13-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	rvr
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: fridge, stove, dishwasher, shed, gate remote, firepit.

Amazingly Affordable Vacation Home on one finest lake in Central Alberta! This home is located in Raymond Shores on Gull lake Located across from the inland Marina , grab your sup board and get on the LAKE!! This Park model is located within the Gated Community of Raymond Shores on Gull Lake. This lake home is flooded with natural light with floor to ceiling windows an backs onto greenspace. The kitchen has plenty of cupboards and counter space and extra spacious bathroom and bedroom . Head outside to enjoy your huge deck, fire pit area with Beautiful gazebo structure, all within their landscaped yard. The garage is 14x28 awaiting new owners plans (Bunkie maybe?) . The Raymond shores 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. FAIRMONT BUILT WITH 2X6 CONSTRUCTION, SO COULD BE USED IN WINTER with added insulation on skirting.. however please note (not recognized by banks as a four season unit for financing.)