

81A, 10046 Township Road 422
Rural Ponoka County, Alberta

MLS # A2156307

\$335,000



Division:	Raymond Shores		
Type:	Residential/Other		
Style:	Park Model		
Size:	520 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Private, Rectangular Lot, Secluded, Treed, W		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 204
Basement:	None	LLD:	13-42-1-W5
Exterior:	Wood Frame	Zoning:	RVR
Foundation:	None	Utilities:	Electricity Connected, Fiber Optics at Lot Line, Fiber C
Features:	Built-in Features, Laminate Counters, Vinyl Windows		

Inclusions: Basketball Net, firepit, window coverings, Golf cart, bunkhouse and furniture, shed, all furniture in the home, small appliances, 3 tvs, Deck table, and 4 chairs with umbrella

Take a look at this great 2 bedroom, 1 bath lake home located in beautiful Raymond Shores! The Yard is landscaped and fenced. Custom walkway and firepit area. The home comes fully move-in ready! The home also features a huge custom partially covered deck with 2 gas lines to allow gas fireplaces, heaters, and BBQ. The home features lots of built-in cabinets, hardwood flooring, all the appliances and so much more. The front drive is paved for lots of parking. A golf cart is also included for easy cruising around this gated community. A short walk to the clubhouse, pool, pickleball courts, and beach! The park features a private beach, 2 marinas, a playground, and a large park! The clubhouse also features in addition to the indoor pool and hot tub, a large general use area to allow for large functions or private events. Raymond Shores offers many great events throughout the year as well as just a great place to relax and enjoy your time there.