$249,000 - 158a, 10046 Township Road 422 Road, Rural Ponoka County

MLS® #A2193048

$249,000
2 Bedroom, 1.00 Bathroom, 511 sqft
Residential on 0.12 Acres

Raymond Shores, Rural Ponoka County, Alberta

Perfect LAKE getaway in the gated community of Raymond Shores! This immaculate Breckenridge park model is a gem, offering 2 spacious bedrooms and a full bath with a skylight, providing a bright and airy atmosphere. Enjoy the cozy ambiance of the electric fireplace, vaulted ceilings, and built-in speakers, all enhanced by impressive windows that bring the beauty of nature indoors.

Property Highlights:
- **TURN KEY ** Move right in and start enjoying lake living immediately! Everything is inclusive, including Golf Cart.
- **Outdoor Bliss:** Soak up the sun in your west-facing backyard, featuring ample space to build a future bunkhouse or garage, along with an irrigation setup for trees and a fire pit area.
- **Grand Entertainment Space:** Host gatherings on the enormous 12x42 covered deck, perfect for family barbecues and sunset views.
- **Resort Amenities Galore:** Enjoy all the perks of resort living with a beach, marina, clubhouse, pool, hot tub, gym, theater room, pickle ball courts ,walking trails and laundry facilities. There are also plenty of activities for kids while they play at the beach or playground.

This property isn't just a summer retreat; it's a year-round recreation haven with deep services , allowing you to embrace activities in every season. From boating and swimming to biking, ice fishing, and cross-country skiing, adventure awaits right outside your door! Few extra notations, the appliance's have all been replaced in last few years, central Air conditioned & the skirting has been replaced with insulated material, nest thermostat to turn up heat before you arrive. Bonus is the Seller is willing to give the buyer first chance at the sought after Inland boat slip for additional cost of $32,000. (Inland slip #32)

Built in 2010

Essential Information

MLS® #	A2193048
Price	$249,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	511
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

Community Information

Address	158a, 10046 Township Road 422 Road
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V9

Amenities

Amenities	Beach Access, Clubhouse, Coin Laundry, Fitness Center, Gazebo, Indoor Pool, Park, Party Room, Picnic Area, Playground, Pool, Racquet Courts, Recreation Facilities, Recreation Room, Spa/Hot Tub, Trash, Boating
Parking Spaces	3
Parking	Parking Pad
Waterfront	Lake, Beach Access
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	February 7th, 2025
Days on Market	80
Zoning	rvr

Listing Details

Listing Office	Royal Lepage Network Realty Corp.