

# \$249,900 - 119b, 10032 Township Road 422, Rural Ponoka County

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MLS® #A2199530

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

Raymond Shores, Rural Ponoka County,  
Alberta

GET READY FOR LAKE LIFE with the family at Raymond Shores RV Resort on Gull Lake! You will not want to miss out on the chance to secure one of the few PREMIUM lots you can find at this resort. This one comes with a LUXURY 2019 385GK-R SOLITUDE, 38.5â€™™ 5TH WHEEL RV, skirted & insulated so you are set up for YEAR ROUND ENJOYMENT! Includes one year of on-site warranty. A stunning custom unit that has been fully upgraded with all the bells and whistles from elegant crown moulding, a retractable tv/entertainment centre, to your power reclining, heated & MASSAGING theatre seats. You will never have to worry about storage, everywhere you look this unit has handy compartments including a pull out ottoman under the master bed, a massive pass-through storage area from the exterior, and an oversized closet in the master. Along with a cozy queen bed, you have a sleeper sofa in the living room, and the outdoor shed could easily be converted into a bunkhouse for guests. Enjoy peace and tranquility in your beautifully landscaped lot, that backs onto a picturesque pasture where you watch the wildlife roam. Another rare feature of this lot is it sits next to an easement which adds even more space and privacy! The community features beautiful walking paths, a clubhouse with an indoor pool/hot tub, fitness centre,



theatre room and even a crafts room for the kids! Enjoy a game of pickle-ball at the courtyard or gather with friends at the community beach area. Access to the grounds is gated and conveniently operated with an app on your phone so no more having to meet your guests at the gate! Beat the rush for lake lots and book your showing today!

**Essential Information**

|           |                  |
|-----------|------------------|
| MLS® #    | A2199530         |
| Price     | \$249,900        |
| Bathrooms | 0.00             |
| Acres     | 0.14             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 119b, 10032 Township Road 422 |
| Subdivision | Raymond Shores                |
| City        | Rural Ponoka County           |
| County      | Ponoka County                 |
| Province    | Alberta                       |
| Postal Code | T0C 2J0                       |

**Amenities**

|            |                                                                                                                                                          |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities  | Beach Access, Fitness Center, Party Room, Recreation Facilities, Snow Removal, Boating, Clubhouse, Coin Laundry, Indoor Pool, Park, Spa/Hot Tub, Storage |
| Waterfront | Lake                                                                                                                                                     |

**Exterior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Lighting, RV Hookup                                                                |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed, Close to Clubhouse, Garden, Pasture |

**Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | March 7th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 46  |
| Zoning         | Rvr |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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