



GRASSROOTS
REALTY GROUP

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201 433042 Range Road 221
Rural Ponoka County, Alberta

MLS # A2220441



\$334,900

Division:	Red Deer Lake		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,118 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.81 Acre		
Lot Feat:	Close to Clubhouse, Front Yard, Lake, Landscaped, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	23-43-22-W4
Exterior:	Vinyl Siding	Zoning:	Lake Resort
Foundation:	Piling(s), Wood	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings, 1 wood shed, tool shed, pump house (water), bunk house, outhouse, freezer, extra fridge, wood (firewood), furnishings tools and garden supplies negotiable

Welcome to this beautifully maintained, 4 season, one owner lakefront gem. Pride of ownership shines through every corner of this one-level home, designed for comfort, relaxation, and making memories. Inside, you'll find a spacious and thoughtfully laid-out floor plan with 3 generous bedrooms and 2 full bathrooms. The open living room is the perfect gathering space, with room for all your furniture and a warm, welcoming ambiance. Whether you're entertaining guests or enjoying quiet evenings, this space was made for connection and comfort. The well-sized kitchen offers ample counter space and is open to a dining area large enough to host family dinners and weekend brunches. Natural light floods in through the patio door, which opens onto the rear deck and brings the beauty of the outdoors into the heart of the home. At the back of the house, a convenient laundry area includes extra space for storage. The private primary suite features a large bedroom and a 4-piece ensuite bathroom, for your own peaceful retreat after a day at the lake. Step outside to a partially covered rear deck—perfect for lazy summer afternoons, evening BBQs, and peaceful mornings with your coffee. Surrounded by mature trees and with no neighbours behind, you'll enjoy the serenity and privacy. Adding to the charm of this special property is a firepit area, an "outhouse" and a cozy bunkhouse/cabin, ideal for guests or additional storage. A beautifully landscaped yard requires minimal upkeep, so you can focus on enjoying your time outdoors. Additional outbuildings include sheds for tools, firewood, and recreational gear, with walking trails through the trees leading directly to the lake. A spacious front porch on the bunkhouse invites you to sit back, unwind, and enjoy the quiet evenings. Residents here also benefit from access to a community clubhouse for social events and

gatherings, with only a small annual fee required. Whether you're looking to put down roots in a peaceful, natural setting or secure a special place for your family to enjoy for generations, this lakefront property is a rare and remarkable opportunity to own a truly unique and cherished retreat.