



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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**80B, 10032 township road 422  
Rural Ponoka County, Alberta**

**MLS # A2230567**



**\$248,900**

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**Division:** Raymond Shores

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**Lot Size:** 0.11 Acre

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**Lot Feat:** Cul-De-Sac

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**By Town:** Rimbey

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**LLD:** 13-42-1-W5

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**Zoning:** rv1

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**Water:** Co-operative

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**Sewer:** Private Sewer

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**Utilities:** -

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The Good Life Starts at the Lake!\*\* Dreaming of your own slice of paradise? Look no further&mdash;this lot at Raymond Shores in Gull Lake, Alberta, is ready to impress! Just steps from the inland marina, with your backyard facing onto beautiful Crown land, this is the perfect spot for peace, privacy, and lake life fun. Included is an almost-new 2022 Sandpiper 399 Loft Destination Trailer&mdash;think 2 bedrooms (including a cozy loft), 1 bathroom, a Polar Tech package for winter comfort, AC for hot summer days, built-in speakers, and loads of other features you&rsquo;ll want to see for yourself. Plus, there&rsquo;s a sunroom on the deck where you can relax and catch sneak peeks of the lake! Raymond Shores is a haven for recreation lovers: enjoy a private beach, clubhouse with an indoor pool, pickleball and volleyball courts, horseshoe pits, and tons of walking trails and paths. It&rsquo;s a vibrant community with real pride of ownership. Bonus: The west side of the lot has pilings in place if you want to build a garage in the future. Prefer them gone? No problem&mdash;the seller will remove them and finish the deck railing before you move in. Don&rsquo;t miss your chance to own in this amazing lake community. Come see what the good life looks like at Raymond Shores!