



GRASSROOTS
REALTY GROUP

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61A, 10046 Twp Rd 422
Rural Ponoka County, Alberta

MLS # A2231104



\$378,000

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,037 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Drive Through, Heated Garage, Insulated, Off Street, Oversized, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air, Radiant, See Remarks	Water:	Co-operative
Floors:	Laminate	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 228
Basement:	None	LLD:	13-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RVR
Foundation:	Piling(s)	Utilities:	High Speed Internet
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	All goods negotiable		

Lake living at its finest! Custom designed offering a spacious layout, heated garage, bunkhouse with attached storage and landscaped yard only steps from the beach; this one has it all! Be impressed the moment you arrive with ample paved parking easily accommodating multiple vehicles plus room for the toys. The garage features dual doors with drive thru ability and is wired for 220, perfect for an oversized workshop or storing your vehicle out of the elements. Stepping inside your year-round retreat, notice the low maintenance decking and wide hallways. The well thought out storage space is incredible! Vaulted ceilings take you into the open concept kitchen and living room, making it an excellent layout for entertaining. The extra large island features additional seating and soft close cabinetry. The counter space makes home cooked meals a breeze! ~Motion under cabinet lighting ~ New R/O Filtration System ~Ample natural sunlight ~Upgraded farm style sink ~Walk-in pantry ~Just off the kitchen, relax in the bonus room giving over 200 sq ft of year round living space! Let your ideas soar and truly make it your own. The primary bedroom enhances your comfort with a great size of walk in closet, a second tall closet and room to easily fit a king size bed. The cheater door to the 4 piece bathroom maximizes the spacious layout of this grandeur home. Across the hall, find the second bedroom currently used as an office. Resort features include clubhouse for social events, pickleball court, walking paths, indoor pool and hot tub, fitness area, mini theatre for kids, marinas, sandy beach, playground, and is golf cart and ATV/UTV friendly! Enjoy the luxuries of this beautiful gated community - whether looking for a home base for your lakeside adventures, full time family residence or embarking on retirement - 61A Poplar Drive at Raymond Shores is sure to check all your boxes!

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