



GRASSROOTS
REALTY GROUP

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32, 12036 Twp Rd 422
Rural Ponoka County, Alberta

MLS # A2232760



\$162,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	559 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Owned		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind		

Heating:	High Efficiency, Forced Air	Water:	Shared Well
Floors:	Linoleum	Sewer:	Holding Tank, Lagoon
Roof:	Metal	Condo Fee:	\$ 1,554
Basement:	None	LLD:	15-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RVR
Foundation:	See Remarks	Utilities:	Electricity, Garbage Collection, High Speed Internet, S
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: All goods negotiable

Affordable Family Retreat! Gull Lake, Parkland Beach, Marina, Community Events, Playgrounds, Nature Trails, Fishing, Swimming - all within steps of your summer home! Rain or shine, this is where relaxation starts. The newly finished (2021) tin roof deck is where rustic comfort and low maintenance charm meet. Through the beautiful side barn door, get cozy around the campfire. The gazebo and powered shed with lights make it easy to entertain with food and drinks. Follow the landscaped rock work around back for shaded privacy or use as additional storage. Inside, the tall ceilings and ample natural sunlight transform the ambiance to a luxurious nautical feel. Well built for all weather; 6” walls and air conditioning are sure to keep you cool on those hot summer days. The low maintenance charm continues with fingerprint proof stainless steel package featuring gas stove and dishwasher. Down the spacious hall, find the washer, dryer and more storage. The first bedroom features a great sized bunk bed and large soft close closet. The primary bedroom takes advantage of built in storage features as well. Coming off the lake is a breeze as the park model’s back door is closest to the full 4 piece bathroom with tub/shower combo and tiled backsplash. Easily accommodating a crew of 6, start planning your summer adventures today!