



GRASSROOTS
REALTY GROUP

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19B, 10046 Township road 422
Rural Ponoka County, Alberta

MLS # A2249313



\$369,000

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	557 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Converted Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Lake, Landscaped, Law		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Laminate	Sewer:	Private Sewer
Roof:	Asphalt	Condo Fee:	\$ 218
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Metal Frame, See Remarks, Vinyl Siding, Wood Frame	Zoning:	RV1
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features		

Inclusions: please see attachment

This stunning turnkey property offers an exceptional recreational lifestyle in the desirable Raymond Shores community. Featuring a beautifully maintained 1-bedroom Woodland Park modular home, this lot also includes a fully developed garage with built in cabinet, fireplace water (extra area to hang out play games or watch TV), Also includes an attached bunkroom—perfect for entertaining friends or extra guest space. Nearby, a charming guest cabin for more friends is located by the fire and putting green area with chipping pad & outdoor dart board. The property boasts a meticulously designed two-tiered deck, with sunshade protection, a lush grassy area, and a retaining wall leading to a cozy firepit, all nestled on a fully treed, private lot. Included with the sale are BOAT SLIP # 26 at Outland Marina and a GOLF CART, making it easy to enjoy all the amenities. Residents of Raymond Shores benefit from two marinas, a private beach, clubhouse with swimming pool, racket courts, walking trails, gym, and much more. This is truly a recreational paradise ready for you to move in and enjoy. This property allows you to unpack your bag and start enjoying lake life!