



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

127, 10046 Township Road 422
Rural Ponoka County, Alberta

MLS # A2251798



\$269,900

Division: Raymond Shores

Lot Size: 0.15 Acre

Lot Feat: -

By Town: Ponoka

LLD: 13-42-1-W5

Zoning: RVR

Water: Co-operative

Sewer: -

Utilities: -

Enjoy year round living at Raymond Shores on Gull Lake with this beautifully landscaped property that is completely move in ready. The lot features a massive limestone parking pad, an 8x12 garden shed, Craftsman lawn mower, BBQ, a spacious 20x12 RV deck and a large gazebo with a two-tier metal roof, designed to allow smoke from the fire pit below to escape naturally through the roofline. Included with the lot is a 3 season 2022 PUMA Destination trailer, which is 39 ft long with four slide-outs and a bright, open layout. The kitchen is finished with stainless steel appliances, while the generous living room offers two reclining leather chairs, two sofas that convert into queen beds, a 50-inch TV, an electric fireplace, and a stereo system. The private bedroom includes a king-sized bed and a stacked in unit washer and dryer. Everything inside the trailer from dishes and cookware to utensils is included. For time on the water, this property comes with an immaculate 2012 Four Winns H190 ski boat, powered by a 4.2 Mer cruiser engine and complete with a swim deck and wakeboard tower with Bimini top for shade. The boat has been professionally serviced and winterized each season. Ownership of Boat Slip #52 at the outboard marina is included, along with a boat lift featuring an electric motor control, two remotes, a battery, and a solar charger panel. To complete the package, there is also a wakeboard, kneeboard, two pull-behind tubes, water skis, and life jackets. A boat trailer and boat cover are also provided. To make getting around the resort easy and fun, a 2006 Yamaha golf cart is also included. This versatile cart has been converted to a four-seater or two-seater with a carry deck and features headlights, custom low-profile wheels and rims, and a winter cover. From the fully stocked trailer to the marina slip, boating equipment, golf cart, and landscaped lot, this property has been designed for both comfort and recreation. Whether you're looking for a family getaway or a year-round lifestyle on the lake, this Raymond Shores property has it all.