



**GRASSROOTS**  
REALTY GROUP

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

**160A, 10042 Township road 422  
Rural Ponoka County, Alberta**

**MLS # A2281220**



**\$315,000**

<b>Division:</b>	Raymond Shores		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	534 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, M		

<b>Heating:</b>	Floor Furnace, Forced Air, Propane	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 218
<b>Basement:</b>	None	<b>LLD:</b>	13-42-1-W5
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	rv1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** fridge, stove, dishwasher, microwave, queen bed & side tables, kitchen table w/4 chairs, living room coffee tables, side table, Bunkhouse: bunkbeds and side table. Gazebo with panels& lights, enclosed sunroom, blinds, pool key, BOAT SLIP #67(inland Marina)

Escape the city and embrace lake life with this stunning treed retreat at Raymond Shores on Gull Lake! This beautifully landscaped property offers privacy, comfort, and resort-style amenities &mdash; the perfect year-round getaway. **PROPERTY OVERVIEW:** ~ Address: Raymond Shores, Gull Lake ~ Type: Fairmont Park Model Home ~ Year Built: 2012 ~ Size: approx. (534 sq. ft.) ~ Bedrooms: 2 ~ Bathrooms: 1 ~ Lot: Private, treed, backs onto green space. **HOME FEATURES** ~ 6&rdquo; walls and superior insulation ~ New laminate flooring in bedrooms (2019) ~ Upgraded Lennox air conditioner and Nest thermostat (2021) ~ included furnishings&mdash; see listing ~ Winter-ready plumbing -with heat tape and insulated skirting installed. ~ Bright, open layout-with cozy living space and modern finishes ~ New to park model last few years; furnace motor 2024, dishwasher, stove with conversion plug, roller blinds living room & dining room ~ Hook ups for washer and dryer in hallway. **OUTDOOR LIVING:** ~ Professionally landscaped (2010) and revamped in 2022 ~ Expansive 400 sq. ft. two-level deck with Gazebo and enclosed Sunroom ~ Upper deck enclosed for secure firewood storage ~ 12&rsquo; x 12&rsquo; insulated bunkhouse &mdash; built for winter use, finished with pine interior, metal bottom, insulated floor and extra insulation heated with electric baseboard heat thermostat controlled. (seller&rsquo;s do use in winter months) ~ Total sleeping capacity: up to 8 people ~ Fenced. **BONUS FEATURES** ~ Boat slip included (Slip #67, Outland Marina) &mdash; located in a protected arm, ideal for a wakeboard boat ~ Short walk to the beach. **COMMUNITY AMMENITYS:** ~ Gated community with clubhouse, indoor pool, hot tub, and gym ~ Pickleball courts, playground, beach, and fishing dock ~ Nature trails, inland and outland marinas ~ Active social committee

hosting year-round events for all ages. LIFESTYLE: Whether you’re seeking a peaceful retreat or a vibrant community, this property offers the best of both worlds. Enjoy morning coffee surrounded by trees, evenings by the firepit, and weekends on the water.