



GRASSROOTS
REALTY GROUP

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**89B, 10032 Township road 422
Rural Ponoka County, Alberta**

MLS # A2293162



\$169,900

Division: Raymond Shores

Lot Size: 0.14 Acre

Lot Feat: -

By Town: Rimbey

LLD: 13-42-1-W5

Zoning: rv1

Water: Co-operative

Sewer: -

Utilities: -

Wow! Incredible value on this amazing lakeside lot in the vibrant, gated community of Raymond Shores! Key Features of this Prime Lot: ~Backs directly onto municipal treed green space for added privacy, natural beauty & direct lake access. ~Stunning views of the lake ~Includes a well-insulated garage with electrical (ready for you to complete to your liking.) ~Additional shed for extra storage ~Landscaping and gazebo already in place ~Option to purchase the trailer (additional cost) ~First right of refusal for an inland boat slip (\$25,000) Community Amenities at Raymond Shores: ~ Private beach , playground, beach volley ball, horse shoe pits ~Gated community ~clubhouse featuring a pool, hot tub, gym, and more ~Pickleball courts ~walking trails ~Endless water activities including boating, fishing, and more on beautiful Gull Lake This is the perfect spot to build your dream home or simply enjoy seasonal escapes in a friendly, active lakeside community with modern services and easy access to everything you need.