



79A, 10046 TOWNSHIP ROAD 422
Rural Ponoka County, Alberta

MLS # A2297391



\$390,000

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	599 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Lake, Paved, See Remarks		

Heating:	Central, Propane	Water:	Co-operative, Private
Floors:	Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	13-42-1-W5
Exterior:	Other, Vinyl Siding	Zoning:	rvr
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers		

Inclusions: fridge, stove, microwave built in, washer/dryer, dishwasher, shed.

Wow! Lot 79A presents an impressive package featuring a 4-season modular home with 2 bedrooms and 1 bathroom, complemented by a custom built Bunkhouse that adds valuable additional living space. The Bunkhouse built on concrete slab includes 2 beds and a 3pc bathroom(seasonal use), finished in warm knotty pine—ideal for hosting guests or giving teenagers their own retreat. The main home showcases an open-concept layout that feels bright and airy, with well-designed living spaces and two comfortable bedrooms. Large windows invite natural light throughout, enhancing the welcoming atmosphere. Enjoy a maintenance-free deck that spans the entire length of the home—perfect for relaxing or entertaining. The treed backyard offers privacy and a peaceful setting, with just a short stroll to the clubhouse. Located in the sought-after Raymond Shores community, residents enjoy access to a wide range of amenities, including: Clubhouse, Indoor pool, Private beach, Marina, Walking trails, Pickleball courts. This is lakeside living at its very best, offering something for every lifestyle. A rare opportunity exists to purchase the two adjacent lots with homes, making this an ideal option for families or friends looking to create a shared retreat while maintaining their own space. MLS A2297342, MLS A2297385. If you're searching for a bright, modern escape in a lively four-season lake community, this exceptional property is ready to welcome you home.