



GRASSROOTS
REALTY GROUP

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64B, 10032 Township Road
Rural Ponoka County, Alberta

MLS # A2120384



\$429,900

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	984 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Faces Front, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Few Trees, Paved, See Remarks		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Vinyl	Sewer:	Private Sewer
Roof:	Asphalt	Condo Fee:	\$ 227
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	rv1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry		

Inclusions: fridge , stove , dishwasher bi, washer & dryer, reverse osmosis, microwave, electronic descaler , shoe rack, bunkhouse, firepit, wood shed, blinds, fridge on deck , benches around firepit.

STUNNING HOME AT THE LAKE WITH GARAGE AND GUEST BUNKIE! ..Why not .Live at the Lake full time in this exceptional property that has everything DONE TO PERFECTION!! This spectacular modular home has a open floor plan with covered deck(10x22) and a 2nd level deck(16x25) for all your entertaining needs. The kitchen has full stainless appliance package, corner pantry, built in drawers in most cupboards and huge eat up center Island. The master bedroom is great size with a sizeable 3 pc's ensuite and walk in closet. The 2nd bedroom fits a Queen bed and perfect for guests. The garage is 18x22 and plenty of room to keep your car or a place to tinker. The landscaping is meticulously cared for and has a circular concrete firepit area, and bunk house/shed and is fully fenced. Don't miss the custom greenhouse just outside the fence. This particular lot is a minutes' walk to the inland marina and waters edge. The Resort of Raymond shores offers 2 marinas, a clubhouse, an indoor swimming pool, hot tub, gym, a Private beach, racket courts, walking paths, and a great sense of community. This sweet home at the lake is set up and ready to be loved by another family.