



GRASSROOTS
REALTY GROUP

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141B, 10032 township road 422
Rural Ponoka County, Alberta

MLS # A2125912



\$369,900

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	639 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Close to Clubhouse, Lake, Landscaped, Many Trees, Street Lighting, Treed		

Heating:	Propane, Wall Furnace	Water:	Co-operative, Private
Floors:	Laminate	Sewer:	Private Sewer
Roof:	Other	Condo Fee:	\$ 188
Basement:	None	LLD:	13-42-1-W5
Exterior:	Composite Siding	Zoning:	rvr
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, Natural Woodwork, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer& dryer, gazebo, patio table, sheds-2

Welcome to Retreat of your dreams at Raymond Shores on GULL LAKE! Now available for sale is a charming 2-bedroom, 1-bath park model with a cabin feel & nestled within the serenity of the trees. Surrounded by a lush natural reserve, this cabin-style retreat promises utmost privacy and tranquility. As you step inside, you'll be greeted by a cozy and inviting atmosphere, perfect for kicking back and enjoying the beauty of nature. The spacious living area is adorned with large windows that bring in ample natural light, offering stunning views of the surrounding woods, the kitchen is well appointed with stainless appliances, surround sound speakers in ceiling and so many more beautiful features. This property not only offers a comfortable living space but also boasts a fantastic 14x28 garage(with 220 power), providing ample storage for all your outdoor equipment and toys. Whether you're a hobbyist or simply in need of extra space, this garage is sure to impress. Aside from the unique features of the property itself, Raymond Shores offers an array of luxurious amenities to enhance your lifestyle. The park's clubhouse is a hub of excitement, hosting various social events and activities. Take a dip in the refreshing swimming pool or relax in the hot tub after a day of outdoor exploration. The gated community ensures optimal security and peace of mind, allowing you to fully unwind and enjoy your surroundings. For those seeking a beachside escape, you'll be delighted to discover the private beach within walking distance. Feel the sand beneath your toes and take a rejuvenating swim in the waters of Gull Lake. And if you're a nature lover, the walking trails surrounding the resort will surely captivate you, offering incredible opportunities to reconnect with nature. Envision a life of relaxation, adventure, and serenity at Raymond Shores on Gull Lake. Don't miss out on this

incredible opportunity to own your own piece of paradise