



**GRASSROOTS**  
REALTY GROUP

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**60B, 10032 Township road 422  
Rural Ponoka County, Alberta**

**MLS # A2198648**



**\$199,900**

**Division:** Raymond Shores

**Lot Size:** 0.17 Acre

**Lot Feat:** Gazebo, Many Trees, Native Plants, Paved

**By Town:** Lacombe

**LLD:** 13-42-1-W5

**Zoning:** rvr

**Water:** Public

**Sewer:** -

**Utilities:** -

Nothing better than life at the lake. Here is an opportunity to own a very large lot at Raymond Shores. All you need to do is bring the RV and thereafter put your feet up. Front third of the lot is paved for the RV and parking. The remainder of the lot is fenced for your four legged friends and has been left in a natural state for you to enjoy. Included in the price is a 10x12 bunkhouse that has power and includes a murphy bed for your guests. Also included is a 4x8 tool shed, fire pit, two gazebos measuring 11x9 and a deck that is 8 feet by 32 feet. There is fibre optics at the lot and water and sewer are included in your condo fees for the RV. The RV on site and in the pictures is NOT included in the sale price. Obvious amenities include use of the lake and beach but there is a fully equipped clubhouse that has an indoor pool, hottub and gym with pickle ball courts located just outside of the clubhouse. There are also trails throughout the subdivision and behind the lot where one can enjoy a leisurely stroll. If you get a chance, come take a look at what life at the lake can look like.