



GRASSROOTS
REALTY GROUP

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60, 12030 Township Rd 422
Rural Ponoka County, Alberta

MLS # A2209555



\$189,900

Division:	NONE		
Type:	Residential/Other		
Style:	Park Model		
Size:	528 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air, Propane	Water:	Shared Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,480
Basement:	-	LLD:	15-42-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RVR
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

R.V Heaven & Marina is the perfect place if you are you looking for a summer retreat you can call your own! This oversized park model features a living room with a gas fireplace. The sofa and love seat both make into beds for those extra guests and there is a retractable divider to close off the living room area for more privacy. There are 2 bedrooms and a 3 piece bath. The second bedroom has built in bunkbeds. There is an abundance of storage throughout this unit. Extra features include: full size appliances, stackable washer & dryer, built in central vacuum, air conditioning and tankless hot water system. Outside of the park model there are many extras as well including a professionally built enclosed 12 x25 deck with exhaust fan, as well as a large lower deck that offers a great BBQ area and private outdoor seating with privacy walls all the way around or have your morning coffee on the front deck. The possibilities are endless. This great community is a great space to enjoy the summer evenings at the lake. RV Heaven has 94 lots within the park. The park is gated, there is a beautiful park and green space for the kids and adults to mingle, a shower house for those who'd rather have a little more space to get ready in. There is such a sense of community here that there is always activities going on that owners are welcome to partake in. Gather around your fire with your family and friends. The marina is just steps away as this lot is located in the pod closest to the marina. The area features the marina, beach, walking trails and convenience store just a short walk away. This is a condo'd property with fees being only \$1480 per year. The season here runs May 15-September 30.