

**160A, 10042 Township road 422
Rural Ponoka County, Alberta**

MLS # A2281220

\$315,000



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|------------------|---|---------------|-------------------|
| Division: | Raymond Shores | | |
| Type: | Residential/Manufactured House | | |
| Style: | Park Model | | |
| Size: | 534 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, M | | |

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| Heating: | Floor Furnace, Forced Air, Propane | Water: | Co-operative |
| Floors: | Carpet, Laminate | Sewer: | Other |
| Roof: | Asphalt | Condo Fee: | \$ 218 |
| Basement: | None | LLD: | 13-42-1-W5 |
| Exterior: | Manufactured Floor Joist, Vinyl Siding, Wood Frame | Zoning: | rv1 |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: fridge, stove, dishwasher, microwave, queen bed & side tables, kitchen table w/4 chairs, living room coffee tables, side table, Bunkhouse: bunkbeds and side table. Gazebo with panels& lights, enclosed sunroom, blinds, pool key, BOAT SLIP #67(inland Marina)

Escape the city and embrace lake life with this stunning treed retreat at Raymond Shores on Gull Lake! This beautifully landscaped property offers privacy, comfort, and resort-style amenities — the perfect year-round getaway. **PROPERTY OVERVIEW:** ~ Address: Raymond Shores, Gull Lake ~ Type: Fairmont Park Model Home ~ Year Built: 2012 ~ Size: approx. (534 sq. ft.) ~ Bedrooms: 2 ~ Bathrooms: 1 ~ Lot: Private, treed, backs onto green space. **HOME FEATURES** ~ 6” walls and superior insulation ~ New laminate flooring in bedrooms (2019) ~ Upgraded Lennox air conditioner and Nest thermostat (2021) ~ included furnishings— see listing ~ Winter-ready plumbing -with heat tape and insulated skirting installed. ~ Bright, open layout-with cozy living space and modern finishes ~ New to park model last few years; furnace motor 2024, dishwasher, stove with conversion plug, roller blinds living room & dining room ~ Hook ups for washer and dryer in hallway. **OUTDOOR LIVING:** ~ Professionally landscaped (2010) and revamped in 2022 ~ Expansive 400 sq. ft. two-level deck with Gazebo and enclosed Sunroom ~ Upper deck enclosed for secure firewood storage ~ 12’ x 12’ insulated bunkhouse — built for winter use, finished with pine interior, metal bottom, insulated floor and extra insulation heated with electric baseboard heat thermostat controlled. (seller’s do use in winter months) ~ Total sleeping capacity: up to 8 people ~ Fenced. **BONUS FEATURES** ~ Boat slip included (Slip #67, Outland Marina) — located in a protected arm, ideal for a wakeboard boat ~ Short walk to the beach. **COMMUNITY AMMENITYS:** ~ Gated community with clubhouse, indoor pool, hot tub, and gym ~ Pickleball courts, playground, beach, and fishing dock ~ Nature trails, inland and outland marinas ~ Active social committee

hosting year-round events for all ages. LIFESTYLE: Whether you're seeking a peaceful retreat or a vibrant community, this property offers the best of both worlds. Enjoy morning coffee surrounded by trees, evenings by the firepit, and weekends on the water.