



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2281220



\$315,000

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		

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.