



**77A, 10046 township road 422
Rural Ponoka County, Alberta**

MLS # A2297342



\$384,900

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	694 sq.ft.	Age:	2011 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Many Trees, Private, Street Lighting, Treed		

Heating:	Forced Air	Water:	Private
Floors:	Laminate	Sewer:	Private Sewer
Roof:	Asphalt	Condo Fee:	\$ 244
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	rv1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island		

Inclusions: fridge, stove, dishwasher, microwave bi, washer&dye, sunroom.

Welcome home to this stunning property, thoughtfully designed for year-round living and enjoyment! This home was personally customized down to every last detail. Starting with a solid RTM frame, the owners then added beautiful custom cabinetry, quality flooring, stylish lighting, elegant drapery, and so many other thoughtful finishes that make it feel truly one-of-a-kind. The heart of the home is the bright, inviting kitchen, featuring a large center island, generous dining space, and tons of natural light pouring in through the many picture windows. It's the perfect spot for morning coffee, family meals, or casual entertaining. You'll love the primary bathroom with its dual sinks and extra storage, and the spacious primary bedroom tucked at the back, offering peaceful views of the treed yard. Step outside onto the low-maintenance composite deck and relax in the sunroom while overlooking the cozy firepit area and your beautifully manicured backyard — complete with artificial turf and interlocking brick for easy upkeep. This home sits in the wonderful community of Raymond Shores, where owners enjoy access to a fantastic clubhouse, indoor pool, private beach, marina, walking trails, and pickleball courts. It's truly a lifestyle property with something for everyone. Boat slip in the Outland Marina is available. Bonus opportunity: The two adjacent lots with homes are also available for purchase — making this an incredible chance for family or friends to buy together and create something special side by side. If you're looking for a move-in ready home with thoughtful custom touches in a welcoming lakeside community, this one is not to be missed.