



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

78A, 10046 Township road 422
Rural Ponoka County, Alberta

MLS # A2297385



\$368,900

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	589 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Lake, Landscaped, Law		

Heating:	Forced Air	Water:	Co-operative
Floors:	Laminate	Sewer:	Private Sewer
Roof:	Asphalt	Condo Fee:	\$ 235
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Metal Frame, See Remarks, Vinyl Siding, Wood Frame	Zoning:	RV1
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features		

Inclusions: fridge, stove, dishwasher, microwave bi, washer & dryer

Welcome to this gorgeous 2-bedroom, 1-bathroom four-season home, beautifully nestled among the trees in the desirable Raymond Shores community. This modern, light-filled unit feels bright and welcoming the moment you step inside. The open-concept kitchen and living area is perfect for everyday living and entertaining, featuring a movable island and plenty of cupboard space. The bathroom is thoughtfully designed with dual sinks and a spacious walk-in shower. The primary bedroom offers generous space and convenient access through sliding doors to your private back patio. From here, you can enjoy the best of both worlds — morning sun on the deck in the front, followed by a private, shaded backyard that’s ideal for relaxing or gathering around the firepit with friends and family. This home is perfectly situated in the wonderful Raymond Shores community, where residents enjoy access to an impressive array of amenities: a fantastic clubhouse, indoor pool, private beach, marina, walking trails, and pickleball courts. It truly offers a relaxed lakeside lifestyle with something for everyone. Rare bonus opportunity: The two adjacent lots with homes are also available for purchase — creating a rare chance for family or friends to buy together and build something special side by side. MLS A2297391 and A2297342. If you’re looking for a bright, modern retreat in a vibrant four-season Lake community, this charming home is ready to welcome you.