



**79A, 10046 TOWNSHIP ROAD 422**  
**Rural Ponoka County, Alberta**

**MLS # A2297391**



**\$390,000**

<b>Division:</b>	Raymond Shores		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	599 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Lake, Paved, See Remarks		

<b>Heating:</b>	Central, Propane	<b>Water:</b>	Co-operative, Private
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 235
<b>Basement:</b>	None	<b>LLD:</b>	13-42-1-W5
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	rvr
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** fridge, stove, microwave built in, washer/dryer, dishwasher, shed.

Wow! Lot 79A presents an impressive package featuring a 4-season modular home with 2 bedrooms and 1 bathroom, complemented by a custom built Bunkhouse that adds valuable additional living space. The Bunkhouse built on concrete slab includes 2 beds and a 3pc bathroom(seasonal use), finished in warm knotty pine—ideal for hosting guests or giving teenagers their own retreat. The main home showcases an open-concept layout that feels bright and airy, with well-designed living spaces and two comfortable bedrooms. Large windows invite natural light throughout, enhancing the welcoming atmosphere. Enjoy a maintenance-free deck that spans the entire length of the home—perfect for relaxing or entertaining. The treed backyard offers privacy and a peaceful setting, with just a short stroll to the clubhouse. Located in the sought-after Raymond Shores community, residents enjoy access to a wide range of amenities, including: Clubhouse, Indoor pool, Private beach, Marina, Walking trails, Pickleball courts. This is lakeside living at its very best, offering something for every lifestyle. A rare opportunity exists to purchase the two adjacent lots with homes, making this an ideal option for families or friends looking to create a shared retreat while maintaining their own space. MLS A2297342, MLS A2297385. If you're searching for a bright, modern escape in a lively four-season lake community, this exceptional property is ready to welcome you home.