



GRASSROOTS
REALTY GROUP

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**50A, 10046 Township Road 422
Rural Ponoka County, Alberta**

MLS # A2311331



\$199,000

Division: Raymond Shores

Lot Size: 0.15 Acre

Lot Feat: Back Yard, Cleared, Gazebo, Landscaped, Lawn, Level

By Town: Parkland Beach

LLD: 13-42-1-W5

Zoning: RVR

Water: Private

Sewer: Private Sewer

Utilities: Electricity, Natural Gas Not, Fiber Optics at Lot Line, Water

Located in the gated community of Raymond Shores on the north end of Gull Lake, this large lot offers endless potential and an easy seasonal getaway setup — just bring your trailer and start enjoying lake life! Quick possession is available. The property features a 28' x 14' garage complete with a 3-piece bathroom and its own laundry facilities for added convenience. There is also a spacious 19' x 19' deck, perfect for relaxing or entertaining, along with a 13' x 10' bunkhouse providing extra sleeping space for family and guests. Ideally situated for easy access within the community, this lot is just a short walk to the private beach and close to the clubhouse, indoor pool, and nearby boat launch. Whether you're looking for a summer retreat or a property with future development potential, this one has all the ingredients to make your summers unforgettable. Enjoy all the fantastic amenities Raymond Shores has to offer and make this your next destination!