



GRASSROOTS
REALTY GROUP

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46A, 10046 township road 422
Rural Ponoka County, Alberta

MLS # A2311764



\$304,900

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	788 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Irregular Lot, Street Lighting		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Laminate	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 218
Basement:	None	LLD:	13-42-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	rvr
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: fridge, stove, window ac, wood shed, pool key, primary bedroom furniture, couch, chair, golf cart.

LIVE AT THE LAKE! or COME FOR THE SUMMER! either way, this modular home is sure to impress in STYLE & VALUE!! This lake home is made for comfortable year-round living. EXTENSIVELY LANDSCAPED with concrete curbing, exposed aggregate fire pit, tiered flower beds, colored crushed rock, stamped concrete driveway, 2 decks with aluminum railings and gates. The garage is finished and insulated ,conversion to Bunkie possible if one should choose. Great open layout with vaulted ceilings, laminate flooring, upgraded light fixtures, full walk-in glass shower , privacy screen in the yard. The modular +Addition (14x14) and front deck are all on SCREW JACK SYSTEM it is extremely solid and resists settling problems. Currently set up as a 2 bedroom but could be a 1 bedroom with extra family room if one chooses. The hot water tank was replaced in 2025. The community itself radiates pride of ownership with a 1-acre sandy beach, 2 marinas, parks, playgrounds, clubhouse, indoor swimming pool, pickleball courts, walking trails and so much more!!