



GRASSROOTS
REALTY GROUP

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119A, 10046 township road 422
Rural Ponoka County, Alberta

MLS # A2315741



\$300,000

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	491 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Converted Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Gazebo, Landscaped, Lawn, Many Trees, No Back Lane, Paved, Private, Sec		

Heating:	Forced Air, Propane	Water:	Co-operative
Floors:	Laminate	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	13-42-1-W5
Exterior:	Manufactured Floor Joist, See Remarks, Vinyl Siding, Wood Frame	Zoning:	rv1
Foundation:	Block, Piling(s), Wood	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry		

Inclusions: TURN KEY: fridge, stove all living room furniture, kitchen table&chairs, beds& mattress, silverware, tableware, cookware, stools, gazebo (2), all outdoor furniture, built in BBQ, hot tub (as is)airconditioning, shed patio lights.

This turnkey property offers an exceptional recreational lifestyle in the desirable Raymond Shores community. The beautifully maintained 3 Season Breckenridge Park model and stunning lot can accommodate up to 8 + people. The lot features a fully developed garage/bunkie with a fireplace—an ideal extra space to relax, play games, or watch TV. Enjoy outdoor living with an attached gazebo that includes a built-in BBQ and sunshade protection, a lush grassy yard, and a cozy firepit another Gazebo for dining and a hottub. There's also a tenting deck for additional guest space all set on a fully treed, private lot. The stunning park model has panoramic views, recent updates include— new lighting, new furniture—new fixtures—new roof in 2020—Underground sprinklers— fibre optic internet. Residents of Raymond Shores enjoy two marinas, a private beach, clubhouse with swimming pool, racket courts, walking trails, a gym, and more—making this a true recreational paradise ready for you to move in and enjoy. This property allows you to unpack your bags and start enjoying LAKE LIFE!