



GRASSROOTS
REALTY GROUP

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29A, 10046 Township Road 422
Rural Ponoka County, Alberta

MLS # A2315764



\$297,900

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Front Yard, Gentle Sloping, Landscaped, Level, Low Maintenance		

Heating:	Mid Efficiency, Forced Air, Propane	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 243
Basement:	None	LLD:	13-42-1-W5
Exterior:	Vinyl Siding	Zoning:	RVR
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Stove, fridge, hood fan, b/i microwave, washer, dryer, all window coverings, shed and wood shed, hot tub, shelves in the garage, 2 cabinets in the kitchen, 1 cabinet in the addition.

LAKE VIEW! 4 SEASON living at it finest in this prestigious gated community of Raymond Shores. Escape the hustle and bustle of City living and enjoy the peace and serenity of Lake Living. This is the perfect year round property where you can feel safe and secure in this immaculate turnkey home. This property has been meticulously maintained and pride of ownership is evident. The main part of the home has one good sized bedroom with numerous built in storage, a 4pce bath, vaulted ceilings, laundry area, Maple kitchen cabinets, large pantry, crown moldings, gas stove, upgraded appliances and cozy eating area looking over the lake and the evening sunsets. There is a wonderful 20x20 addition with that could be used as a bunk house, office area, games room or additional family room! Outside is just perfect! There is a insulated 14ft x 28 ft garage for your boat, toys or vehicles. The 47 ft wide, paved driveway can host numerous vehicles. The private front veranda is step form the Beach Comber HOT TUB. The low maintenance back yard has a huge cement patio area with firepit, convenient garden areas, wood shed plus garden shed for extra storage. The home has easy access to the beach and the dock where more memories will be made. This resort also has an indoor heated swimming pool, hot tub, spacious clubhouse, gym, theatre room, private beach, playground and marina!