



GRASSROOTS
REALTY GROUP

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212, 10046 Township Road 422
Rural Ponoka County, Alberta

MLS # A2316552



\$374,900

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Park Model		
Size:	550 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, Lake, Landscaped, Revers		

Heating:	Forced Air, Propane	Water:	Public
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	13-42-1-W5
Exterior:	Vinyl Siding	Zoning:	RVR
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Laminate Counters, Vinyl Windows		

Inclusions: Interior Furnishing (see Supp documents), Shed, Outdoor Gazebo on Deck

Welcome to lake life at Raymond Shores on Gull Lake. This 2018 park model is the kind of place that makes leaving the city on a Friday afternoon feel like the best decision you'll make all week. Step inside and you'll find a bright, cozy living space with high ceilings, pot lights, and big windows that pull in plenty of natural light. The electric fireplace adds a nice touch for those cooler evenings. The kitchen punches above its weight with modern cabinets, stainless appliances, a tiled backsplash, a pantry, and more counter space than you'd expect, all set off by vinyl flooring that's built for the realities of lake living. The single bedroom keeps things smart with dual closets, and the three-piece bathroom features a stand-up shower with extra jets and a modern vanity. The real magic happens outside. A large deck — partially covered, so you've got options whether the sun is blazing or the rain rolls in — gives way to an open area with an outdoor kitchen, perfect for feeding a hungry crew after a day on the water. The yard is generous, fenced, and kept low maintenance, with a firepit area for those long summer nights. Best of all, the property backs onto a large green space between you and the lake, meaning you've got lake views right from the deck and essentially a lakefront feel without the lakefront fuss. There's even more room for guests thanks to a 24 x 12 outbuilding that does double duty: golf cart storage on one side and a fully set-up bunkhouse on the other, with two sets of bunk beds sleeping six, a window air conditioner, and its own two-piece bathroom. Bring the whole family and everyone has a place to land. Raymond Shores itself is a gated, family-friendly condo community with a fantastic clubhouse — large kitchen and entertainment area, indoor pool, plus a movie room and games and craft space downstairs. Add in walking trails and paths down to the

water, and you've got a community built around making the most of summer. This is easy, fun, lake living — come see it for yourself.