



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

68A, 10046 township road 422
Rural Ponoka County, Alberta

MLS # A2331979



\$294,900

Division:	Raymond Shores		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	652 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Golf Cart Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Private, Treed		

Heating:	Forced Air, Propane	Water:	Private
Floors:	Carpet, Laminate, Linoleum	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	13-42-1-W5
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	rvr
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: bunkhouse, garage , washer and dryer fridge , stove, microwave, dinnerware, blinds , fireplace/tv stand, glass top shelf, wood chest, pullout couch black, 2 lamps, kitchen table with chairs, queen bed with headboard, bbq firepit, 2 seat swing, brown patterned lazy boy.

Nestled among the trees in the desirable gated community of Raymond Shores RV Lake Resort on the northeast shores of Gull Lake, Alberta, this charming four-season modular home offers the perfect blend of comfort, convenience, and year-round lakeside living. Step inside to discover a bright and inviting open floor plan that maximizes natural light and creates a spacious, welcoming atmosphere ideal for family gatherings or relaxing evenings. The home features a covered deck perfect for enjoying morning coffee while surrounded by nature, plus a dedicated bunkhouse for extra guests or kids's sleepovers. A convenient garage for your golf cart keeps everything organized and ready for adventure. This turnkey property comes fully furnished — simply unpack and start enjoying lake life immediately. Outside, a private fire pit area provides the ideal setting for memorable evenings under the stars with friends and family. Raymond Shores is a fully serviced, year-round gated community offering an outstanding array of amenities:

- Two marinas (inland and outland) for easy boating and water access
- Swimming pool and hot tub
- Pickleball courts
- Spacious clubhouse with kitchen, laundry, fitness area, lounge, and mini theater
- Mini trails and walking paths
- Private beach

All roads are paved, and the community provides state-of-the-art water and wastewater systems. Located just minutes from golf courses and within easy driving distance of Red Deer, Lacombe, Edmonton, and Calgary, this is the ultimate accessible getaway. Whether you're looking for a peaceful seasonal escape or a full-time lakeside residence, this meticulously maintained home in a friendly, secure resort community delivers effortless enjoyment of Gull Lake living. Don't

miss your opportunity to own this turnkey gem! Golf cart is not included however available for additional \$4000.00 .