

\$379,000 - 104b, 10032 Township 422, Rural Ponoka County

MLS® #A2191976

\$379,000

1 Bedroom, 1.00 Bathroom, 555 sqft
Residential on 0.12 Acres

Raymond Shores, Rural Ponoka County,
Alberta

Welcome to this one-of-a-kind property, meticulously maintained and thoughtfully designed for year-round living! This stunning 2023 modular home is mortgageable and comes equipped with all the modern amenities including:

- ~white shaker style cabinetry
- ~Full tile backsplash
- ~ Quartz countertops
- ~Luxury vinyl plank flooring
- ~Upgraded window coverings
- ~Stainless steel kitchen appliance package
- ~Air conditioning
- ~Stylish electric fireplace with built in bookshelves
- ~South facing windows & Insulation upgraded to provide more energy efficiency

Step outside to discover an exquisite low-maintenance aggregated patio featuring a fully equipped outdoor kitchen with upper & lower cabinets, butcher block countertops with a live edge eat up bar. Enjoy the expansive outdoor porch /patio (11x22), complete with a fireplace and remote roll down screens.

The backyard is your private oasis, facing picturesque country fields and rolling hills. It also boasts an impressive 14x20 BUNKIE,



adorned with a pine ceiling, wainscotting and comes with furnishings such as a twin bed that converts to a queen, plus an additional queen bed. And yes, there's even a BATHROOM, HEAT & AC!

Located in the vibrant community of Raymond Shores, you'll have access to fantastic amenities including a clubhouse, swimming pool, hot tubs, private beach, two marinas, walking trails, and racquet courts.

Donâ€™t miss this incredible opportunity to create cherished memories with family or enjoy a full-time lakeside lifestyle!

Built in 2023

Essential Information

MLS® #	A2191976
Price	\$379,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	555
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	104b, 10032 Township 422
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V9

Amenities

Amenities	Fitness Center, Gazebo, Party Room, Picnic Area, Playground, Racquet Courts, Snow Removal, Visitor Parking, Beach Access, Boating, Clubhouse, Coin Laundry, Indoor Pool, Laundry, Pool, Park, Spa/Hot Tub
Parking Spaces	3
Parking	Parking Pad
Waterfront	Beach Access, Lake
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Other, Private Yard, Outdoor Kitchen
Lot Description	Landscaped, See Remarks, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	February 5th, 2025
Days on Market	86
Zoning	RVR

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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