

# \$425,000 - 174a Township Road 422, Rural Ponoka County

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MLS® #A2212273

**\$425,000**

2 Bedroom, 1.00 Bathroom, 1,508 sqft  
Residential on 0.16 Acres

Raymond Shores, Rural Ponoka County,  
Alberta

Make living at the Lake a Reality in this Luxury Retreat! Walk-in and relax! This one of a kind 4 Season HOME/VACATION HOME is in the Gated community of Raymond Shores, Gull Lake, Alberta which is centrally located (30 mins to Red Deer, 20 minutes to Lacombe & Ponoka) offering convenient access to urban amenities while enjoying the tranquility of lakeside living. This home is unique in design and boasts 1508 sq ft, consisting of a beautifully designed 988 sq ft Modular complemented by a stunning 520 sq ft 4 season sunroom addition. The floor plan is an open concept with a large kitchen area that boasts a wraparound Island, granite counter tops and reverse osmosis water system with hot water on demand. The luxurious bathroom includes granite counter tops, in floor heat and a rejuvenating steam shower that will be an experience! The Sunroom is the highlight of the home, offering picturesque views of the backyard and green space making it the perfect spot for relaxation and enjoyment. Step outside to a perfectly designed yard featuring zero scape with interlocking brick and exposed concrete patios. In the centerpiece is a charming Gazebo perfect for outdoor gatherings and relaxation. In addition to the home is a GARAGE CONVERTED BUNKIE for GUESTs™ which includes a murphy pull down bed, a fireplace and built in cabinets



(could easily be converted back to garage should one choose). All of this can be yours and is only a stoneâ€™s throw from the lake. Raymond Shores is a thriving sought after community with a long list of amenities: ~indoor pool~ clubhouse~ private beach~2 marinas~ walking trails~ pickleball courts ~volleyball ~playgrounds ~gym and so much more. The true beauty of this lot is that you have all these awesome amenities but the privacy of your own beautiful yard backing onto a greenspace. LAKE LIFE IS A GREAT LIFE!!

Built in 2005

### **Essential Information**

MLS® #	A2212273
Price	\$425,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,508
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	174a Township Road 422
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V9

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Fitness Center, Indoor Pool, Park,
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	Playground, Racquet Courts, Gazebo, Laundry
Parking	Front Drive, Converted Garage
# of Garages	1
Has Pool	Yes

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Fireplace(s), Forced Air, Propane
Cooling	Central Air, Window Unit(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Composite Siding
Foundation	Piling(s)

### Additional Information

Date Listed	April 16th, 2025
Days on Market	15
Zoning	R1

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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