

\$240,000 - 158a, 10046 Township Road 422 Road, Rural Ponoka County

MLS® #A2193048

\$240,000

2 Bedroom, 1.00 Bathroom, 511 sqft
Residential on 0.12 Acres

Raymond Shores, Rural Ponoka County,
Alberta

Perfect LAKE getaway bring your family and ENJOY! This immaculate Breckenridge park model is a gem, offering 2 spacious bedrooms and a full bath with a skylight, providing a bright and airy atmosphere. Enjoy the cozy ambiance of the electric fireplace, vaulted ceilings, and built-in speakers, all enhanced by impressive windows that bring the beauty of nature indoors.

****Property Highlights:****

- Move right in and start enjoying lake living immediately! Fully Furnished including GOLF CART.

- ****Outdoor Bliss:**** Soak up the sun in your west-facing backyard, featuring ample space to build a future bunkhouse or garage, along with an irrigation setup for trees and a fire pit area. Low maintenance landscaping, just sit back and relax.

- ****Grand Entertainment Space:**** Host gatherings on the enormous 12x42 covered deck, perfect for family barbecues and sunset views. Includes PATIO FURNITURE.

- ****Resort Amenities Galore:**** Enjoy all the perks of resort living with a beach, marina, clubhouse, pool, hot tub, gym, theater room, pickle ball courts, walking trails and laundry facilities. There are also plenty of activities for kids while they play at the beach or playground.



This property isnâ€™t just a summer retreat; The park is a year-round recreation haven with deep services , allowing you to embrace activities in every season. From boating and swimming to biking, ice fishing, and cross-country skiing, adventure awaits right outside your door! Few extra notations, the appliance's have all been replaced in last few years, central Air conditioned & the skirting has been replaced with INSULATED material, nest thermostat to turn up heat before you arrive. Bonus is the Seller is willing to give the buyer first chance at the sought after Inland boat slip for additional cost of \$32,000. (Inland slip #32). READY FOR IMMEDIATE POSSESSION.

Built in 2010

Essential Information

MLS® #	A2193048
Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	511
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

Community Information

Address	158a, 10046 Township Road 422 Road
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V9

Amenities

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

Interior

Interior Features	Open Floorplan, Ceiling Fan(s)
Appliances	Microwave, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	February 7th, 2025
Days on Market	161
Zoning	rvr

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.