

# **\$244,000 - 166a, 10042 Township Road 422, Rural Ponoka County**

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MLS® #A2214150

**\$244,000**

1 Bedroom, 1.00 Bathroom, 464 sqft  
Residential on 0.25 Acres

Raymond Shores, Rural Ponoka County,  
Alberta

Enjoy resort-style living at beautiful Raymond Shores RV Resort on Gull Lake! This well-maintained park model home offers comfortable and potential year-round living with a spacious layout, featuring 1 bedroom and 1 full bathroom. Plus a single car garage! Great space with the opportunity to finish the garage to your needs. It could be a Bunkie for additional space for company or family. It can also be both with a smaller garage space for your toys and a bunkie. The options are there.

Nestled just a short walk from the lake, this home is perfectly positioned to take full advantage of everything the resort has to offer. Whether you're seeking a weekend getaway or a more permanent lifestyle, this property has it all.

Resort Features Include: A Private gated community with security, access to a modern clubhouse with an Indoor pool and gym, meeting facilities for gatherings and events. With 2 marinas, easy access to boating, fishing, and outdoor recreation. This beautifully maintained park has open spaces and walking trails. Spend your days on the water, relax by the fire in the evenings, and enjoy a true sense of community in one of Alberta's premier lakefront resorts. Don't miss this opportunity to own your piece of paradise on



Gull Lake!

Built in 2012

### Essential Information

MLS® #	A2214150
Price	\$244,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	464
Acres	0.25
Year Built	2012
Type	Residential
Sub-Type	Recreational
Style	Park Model
Status	Active

### Community Information

Address	166a, 10042 Township Road 422
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C2J0

### Amenities

Amenities	Park, Trash, Visitor Parking, Beach Access, Clubhouse, Coin Laundry, Dog Park, Dog Run, Fitness Center, Indoor Pool, Laundry, Picnic Area, Playground, Pool, Party Room, Racquet Courts, Recreation Facilities, Recreation Room, Spa/Hot Tub
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Gravel Driveway, Plug-In, Single Garage Detached
# of Garages	1
Has Pool	Yes

### Interior

Interior Features	Ceiling Fan(s)
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Appliances	Refrigerator, Window Coverings, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Propane
Cooling	Central Air
Basement	None

**Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Backs on to Park
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	111
Zoning	R3

**Listing Details**

Listing Office	Royal Lepage Network Realty Corp.
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