

# \$195,000 - 205, 10046 Township Road 422 Road, Rural Ponoka County

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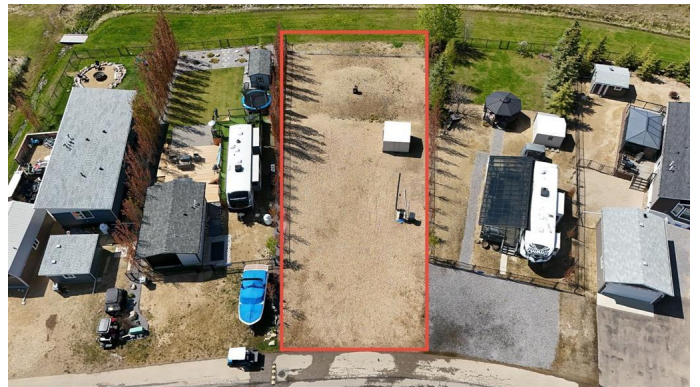
MLS® #A2224397

**\$195,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.18 Acres

Raymond Shores, Rural Ponoka County,  
Alberta

Your dream lakefront retreat awaits. Located in the gated community of Raymond Shores on the northeast side of Gull Lake, this bare lot offers the perfect opportunity to customize your lakefront oasis. Whether it's a weekend getaway or a year-round retreat, this property features direct lake access, unbeatable views, and endless potential to design your own personal touch to the lot. Raymond Shores is a well-maintained, family-friendly community with everything you need to enjoy all four seasons. The clubhouse near the entrance includes an indoor pool, hot tub, fitness area, and space for community events and gatherings. You'll also find two spacious marinas, a boat launch, plenty of green space, and a playground for the kids to enjoy. Located just 20 minutes from the City of Lacombe and 40 minutes from the City of Red Deer, Raymond Shores offers endless opportunities for boating, fishing, or just relaxing by the water. Join the Raymond Shores community and start living your dream lake life today.



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2224397  |
| Price  | \$195,000 |

|           |              |
|-----------|--------------|
| Bathrooms | 0.00         |
| Acres     | 0.18         |
| Type      | Land         |
| Sub-Type  | Recreational |
| Status    | Active       |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 205, 10046 Township Road 422 Road |
| Subdivision | Raymond Shores                    |
| City        | Rural Ponoka County               |
| County      | Ponoka County                     |
| Province    | Alberta                           |
| Postal Code | T4J 1V9                           |

### Amenities

|               |                                                                                                                                                                                                                                                                    |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Beach Access, Boating, Clubhouse, Fitness Center, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Coin Laundry, Dry Dock, Gazebo, Indoor Pool, Laundry, Pool, Racquet Courts, Recreation Room |
| Is Waterfront | Yes                                                                                                                                                                                                                                                                |
| Waterfront    | Beach Access, Beach Front, Canal Access, Lake, Waterfront                                                                                                                                                                                                          |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Private, Waterfront |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 88             |
| Zoning         | 18             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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