

# **\$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) |
|-------------------|----------------|

|            |                                                          |
|------------|----------------------------------------------------------|
| Appliances | Refrigerator, Window Cover<br>Microwave Hood Fan, Washer |
| 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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