

\$369,000 - 19b, 10046 Township Road 422, Rural Ponoka County

MLS® #A2249313

\$369,000

1 Bedroom, 1.00 Bathroom, 557 sqft
Residential on 0.16 Acres

Raymond Shores, Rural Ponoka County,
Alberta

This stunning turnkey property offers an exceptional recreational lifestyle in the desirable Raymond Shores community. Featuring a beautifully maintained 1-bedroom Woodland Park modular home, this lot also includes a fully developed garage with built in cabinet, fireplace water (extra area to hang out play games or watch TV), Also includes an attached bunkroomâ€”perfect for entertaining friends or extra guest space. Nearby, a charming guest cabin for more friends is located by the fire and putting green area with chipping pad & outdoor dart board.

The property boasts a meticulously designed two-tiered deck, with sunshade protection, a lush grassy area, and a retaining wall leading to a cozy firepit, all nestled on a fully treed, private lot. Included with the sale are BOAT SLIP # 26 at Outland Marina and a GOLF CART, making it easy to enjoy all the amenities.

Residents of Raymond Shores benefit from two marinas, a private beach, clubhouse with swimming pool, racket courts, walking trails, gym, and much more. This is truly a recreational paradise ready for you to move in and enjoy. Please enquire for full list of all the unattached goods staying with the property.



Built in 2012

Essential Information

MLS® #	A2249313
Price	\$369,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	557
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

Community Information

Address	19b, 10046 Township Road 422
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4R 1V9

Amenities

Amenities	Clubhouse, Coin Laundry, Fitness Center, Laundry, Park, Picnic Area, Playground, Spa/Hot Tub, Beach Access, Boating, Indoor Pool, Pool, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Converted Garage
# of Garages	1

Interior

Interior Features	Built-in Features
Appliances	Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Other
Basement	None

Exterior

Exterior Features	Barbecue
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Paved, Private, See Remarks, Street Lighting, Treed, Close to Clubhouse, Lake
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Manufactured Floor Joist, Metal Frame, See Remarks
Foundation	Piling(s)

Additional Information

Date Listed	August 18th, 2025
Days on Market	2
Zoning	RV1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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