

# \$379,000 - 104b, 10032 Township 422, Rural Ponoka County

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MLS® #A2191976

**\$379,000**

1 Bedroom, 1.00 Bathroom, 555 sqft  
Residential on 0.12 Acres

Raymond Shores, Rural Ponoka County,  
Alberta

Welcome to this one-of-a-kind property, meticulously maintained and thoughtfully designed for year-round living! This stunning 2023 modular home is mortgageable and comes equipped with all the modern amenities including:

- ~white shaker style cabinetry
- ~Full tile backsplash
- ~ Quartz countertops
- ~Luxury vinyl plank flooring
- ~Upgraded window coverings
- ~Stainless steel kitchen appliance package
- ~Air conditioning
- ~Stylish electric fireplace with built in bookshelves
- ~South facing windows & Insulation upgraded to provide more energy efficiency

Step outside to discover an exquisite low-maintenance aggregated patio featuring a fully equipped outdoor kitchen with upper & lower cabinets, butcher block countertops with a live edge eat up bar. Enjoy the expansive outdoor porch /patio (11x22), complete with a fireplace and remote roll down screens.

The backyard is your private oasis, facing picturesque country fields and rolling hills. It also boasts an impressive 14x20 BUNKIE,



adorned with a pine ceiling, wainscotting and comes with furnishings such as a twin bed that converts to a queen, plus an additional queen bed. And yes, there's even a BATHROOM, HEAT & AC!

Located in the vibrant community of Raymond Shores, you'll have access to fantastic amenities including a clubhouse, swimming pool, hot tubs, private beach, two marinas, walking trails, and racquet courts.

Donâ€™t miss this incredible opportunity to create cherished memories with family or enjoy a full-time lakeside lifestyle!

Built in 2023

**Essential Information**

MLS® #	A2191976
Price	\$379,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	555
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

**Community Information**

Address	104b, 10032 Township 422
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V9

## Amenities

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

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

## Exterior

Exterior Features	Other, Private Yard, Outdoor Kitchen
Lot Description	Landscaped, See Remarks, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	February 5th, 2025
Days on Market	85
Zoning	RVR

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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