

# \$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.

Don'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 | 76                 |
| Zoning         | RVR                |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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