

# \$240,000 - 158a, 10046 Township Road 422 Road, Rural Ponoka County

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MLS® #A2193048

**\$240,000**

2 Bedroom, 1.00 Bathroom, 511 sqft  
Residential on 0.12 Acres

Raymond Shores, Rural Ponoka County, Alberta

Perfect LAKE getaway bring your family and ENJOY! This immaculate Breckenridge park model is a gem, offering 2 spacious bedrooms and a full bath with a skylight, providing a bright and airy atmosphere. Enjoy the cozy ambiance of the electric fireplace, vaulted ceilings, and built-in speakers, all enhanced by impressive windows that bring the beauty of nature indoors.

**\*\*Property Highlights:\*\***

- **\*\*TURN KEY \*\*** Move right in and start enjoying lake living immediately! Everything is inclusive, including GOLF CART.
- **\*\*Outdoor Bliss:\*\*** Soak up the sun in your west-facing backyard, featuring ample space to build a future bunkhouse or garage, along with an irrigation setup for trees and a fire pit area. Low maintenance landscaping ,just sit back and relax.
- **\*\*Grand Entertainment Space:\*\*** Host gatherings on the enormous 12x42 covered deck, perfect for family barbecues and sunset views. Includes PATIO FURNITURE.
- **\*\*Resort Amenities Galore:\*\*** Enjoy all the perks of resort living with a beach, marina, clubhouse, pool, hot tub, gym, theater room, pickle ball courts ,walking trails and laundry facilities. There are also plenty of activities for kids while they play at the beach or playground.



This property isn't just a summer retreat;  
The park is a year-round recreation haven with  
deep services , allowing you to embrace  
activities in every season. From boating and  
swimming to biking, ice fishing, and  
cross-country skiing, adventure awaits right  
outside your door! Few extra notations, the  
appliance's have all been replaced in last few  
years, central Air conditioned & the skirting  
has been replaced with INSULATED material,  
nest thermostat to turn up heat before you  
arrive. Bonus is the Seller is willing to give the  
buyer first chance at the sought after Inland  
boat slip for additional cost of \$32,000. (Inland  
slip #32). READY FOR IMMEDIATE  
POSSESSION.

Built in 2010

### Essential Information

MLS® #	A2193048
Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	511
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

### Community Information

Address	158a, 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, Coin Laundry, Fitness Center, Gazebo, Indoor Pool, Picnic Area, Playground, Pool, Park, Party Room, Racquet Courts, Recreation Facilities, Recreation Room, Spa/Hot Tub, Trash

Parking Spaces 3

Parking Parking Pad

Waterfront Beach Access, Lake

Has Pool Yes

### Interior

Interior Features Ceiling Fan(s), Open Floorplan

Appliances Microwave, Refrigerator, Gas Stove, Washer/Dryer

Heating Forced Air, Propane

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Basement None

### Exterior

Exterior Features Other

Lot Description Low Maintenance Landscape, Pie Shaped Lot

Roof Asphalt

Construction Wood Frame, Vinyl Siding

Foundation Piling(s)

### Additional Information

Date Listed February 7th, 2025

Days on Market 156

Zoning rvr

### Listing Details

Listing Office Royal LePage Network Realty Corp.

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