

# \$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:\*\***

- Move right in and start enjoying lake living immediately! Fully Furnished 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 isnâ€™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, Fitness Center, Gazebo, Party Room, Picnic Area, Playground, Pool, Racquet Courts, Recreation Facilities, Recreation Room, Spa/Hot Tub, Coin Laundry, Indoor Pool, Park, Trash |
| Parking Spaces | 3  |
| Parking        | Parking Pad  |
| Waterfront     | Beach Access, Lake   |
| Has Pool       | Yes  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Open Floorplan                   |
| Appliances        | Gas Stove, Microwave, Refrigerator, 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      | Vinyl Siding, Wood Frame                  |
| Foundation        | Piling(s)                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 216                |
| Zoning         | rvr                |

## Listing Details

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

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