

# \$425,000 - 174a Township Road 422, Rural Ponoka County

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MLS® #A2212273

**\$425,000**

2 Bedroom, 1.00 Bathroom, 1,508 sqft  
Residential on 0.16 Acres

Raymond Shores, Rural Ponoka County,  
Alberta

Make living at the Lake a Reality in this Luxury Retreat! Walk-in and relax! This one of a kind 4 Season HOME/VACATION HOME is in the Gated community of Raymond Shores, Gull Lake, Alberta which is centrally located (30 mins to Red Deer, 20 minutes to Lacombe & Ponoka) offering convenient access to urban amenities while enjoying the tranquility of lakeside living. This home is unique in design and boasts 1508 sq ft, consisting of a beautifully designed 988 sq ft Modular complemented by a stunning 520 sq ft 4 season sunroom addition. The floor plan is an open concept with a large kitchen area that boasts a wraparound Island, granite counter tops and reverse osmosis water system with hot water on demand. The luxurious bathroom includes granite counter tops, in floor heat and a rejuvenating steam shower that will be an experience! The Sunroom is the highlight of the home, offering picturesque views of the backyard and green space making it the perfect spot for relaxation and enjoyment. Step outside to a perfectly designed yard featuring zero scape with interlocking brick and exposed concrete patios. In the centerpiece is a charming Gazebo perfect for outdoor gatherings and relaxation. In addition to the home is a GARAGE CONVERTED BUNKIE for GUESTS™ which includes a murphy pull down bed, a fireplace and built in cabinets



(could easily be converted back to garage should one choose). All of this can be yours and is only a stoneâ€™s throw from the lake. Raymond Shores is a thriving sought after community with a long list of amenities: ~indoor pool~ clubhouse~ private beach~2 marinas~ walking trails~ pickleball courts ~volleyball ~playgrounds ~gym and so much more. The true beauty of this lot is that you have all these awesome amenities but the privacy of your own beautiful yard backing onto a greenspace. LAKE LIFE IS A GREAT LIFE!!

Built in 2005

### Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2212273     |
| Price          | \$425,000    |
| Bedrooms       | 2            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 1,508        |
| Acres          | 0.16         |
| Year Built     | 2005         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 174a Township Road 422 |
| Subdivision | Raymond Shores         |
| City        | Rural Ponoka County    |
| County      | Ponoka County          |
| Province    | Alberta                |
| Postal Code | T4J 1V9                |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Beach Access, Boating, Clubhouse, Fitness Center, Indoor Pool, Park, |
|-----------|----------------------------------------------------------------------|

|              |                                             |
|--------------|---------------------------------------------|
|              | Playground, Racquet Courts, Gazebo, Laundry |
| Parking      | Front Drive, Converted Garage               |
| # of Garages | 1                                           |
| Has Pool     | Yes                                         |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan  |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Fireplace(s), Forced Air, Propane                                                |
| Cooling           | Central Air, Window Unit(s)                                                      |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 3                                                                                |
| Fireplaces        | Gas                                                                              |
| Basement          | None                                                                             |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt                      |
| Construction      | Composite Siding             |
| Foundation        | Piling(s)                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | R1               |

### Listing Details

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

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