$315,000 - 160a, 10042 Township Road 422, Rural Ponoka County

MLS® #A2262563

$315,000
2 Bedroom, 1.00 Bathroom, 534 sqft
Residential on 0.15 Acres

Raymond Shores, Rural Ponoka County, Alberta

Escape the city and embrace lake life with this stunning treed retreat at Raymond Shores on Gull Lake! This beautifully landscaped property offers privacy, comfort, and resort-style amenities â€" the perfect year-round getaway.

PROPERY OVERVIEW:
~ Address: Raymond Shores, Gull Lake
~ Type: Fairmont Park Model Home
~ Year Built: 2012
~ Size: approx. (534 sq. ft.)
~ Bedrooms: 2
~ Bathrooms: 1
~ Lot: Private, treed, backs onto green space.
HOME FEATURES
~ 6â€• walls and superior insulation
~ New laminate flooring in bedrooms (2019)
~ Upgraded Lennox air conditioner and Nest thermostat (2021)
~ included furnishingsâ€" see listing
~ Winter-ready plumbing -with heat tape and insulated skirting installed.
~ Bright, open layout-with cozy living space and modern finishes
~ New to park model last few years; furnace motor 2024, dishwasher,stove with conversion plug, roller blinds living room & dining room
~ Hook ups for washer and dryer in hallway.
OUTDOOR LIVING:
~ Professionally landscaped (2010) and revamped in 2022

~ Expansive 400 sq. ft. two-level deck with Gazebo and enclosed Sunroom
~ Upper deck enclosed for secure firewood storage
~ 12' x 12' insulated bunkhouse — built for winter use, finished with pine interior, metal bottom, insulated floor and extra insulation heated with electric baseboard heat thermostat controlled. (seller's do use in winter months)
~ Total sleeping capacity: up to 8 people
~ Fenced.
BONUS FEATURES
~ Boat slip included (Slip #67, Outland Marina) — located in a protected arm, ideal for a wakeboard boat
~ Short walk to the beach.
COMMUNITY AMMENITYS:
~ Gated community with clubhouse, indoor pool, hot tub, and gym
~ Pickleball courts, playground, beach, and fishing dock
~ Nature trails, inland and outland marinas
~ Active social committee hosting year-round events for all ages.
LIFESTYLE:
Whether you're seeking a peaceful retreat or a vibrant community, this property offers the best of both worlds. Enjoy morning coffee surrounded by trees, evenings by the firepit, and weekends on the water.

Built in 2012

Essential Information

MLS® #	A2262563
Price	$315,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	534

Acres	0.15
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

Community Information

Address	160a, 10042 Township Road 422
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V9

Amenities

Amenities	Beach Access, Boating, Fitness Center, Gazebo, Laundry, Other, Park, Parking, Party Room, Playground, Snow Removal, Storage, Trash, Clubhouse, Indoor Pool, Racquet Courts, RV/Boat Storage
Parking Spaces	3
Parking	Parking Pad

Interior

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

Exterior

Exterior Features	Balcony, Private Yard, Boat Slip
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Many Trees, Paved, Secluded, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Piling(s)

Additional Information

Date Listed   October 6th, 2025

Days on Market   2

Zoning   rv1

Listing Details

Listing Office   Royal LePage Network Realty Corp.