

\$379,000 - 52a, 10046 Township Road 422, Rural Ponoka County

MLS® #A2238448

\$379,000

2 Bedroom, 2.00 Bathroom, 540 sqft
Residential on 0.14 Acres

Raymond Shores, Rural Ponoka County,
Alberta

Whether you're looking for the perfect 3 season home or a weekend retreat, this incredible property at Gull Lake checks all the boxes. Located in the sought-after Raymond Shores resort, this 45-foot 2018 KROFT manufactured home offers comfort, style, and all the conveniences of modern lake living.

Built with quality in mind, this home features 2x6 wall construction and upgraded insulation, a bright, beautifully finished interior, and an efficient layout that includes 2 bedrooms, 2 bathrooms, and a cozy living room. The kitchen is a standout with its island, upgraded finishes, and stylish ceiling detail. An upgraded 30-gallon water tank ensures plenty of hot water for all your needs.

Step outside onto the full-length covered deck, complete with a built-in bar and bar fridge—the perfect space for entertaining or relaxing after a day on the lake. The landscaped yard is ready for evening fires, lawn games, or just soaking up the outdoors. Backing onto a large green space, the lot offers added privacy and room to roam. Bring your boat as this one comes with an outland boat slip equipped with a solar powered lift!

Also on the property is a powered shed for extra storage and a garage/bunko combo with



space for your golf cart and a bonus guest bedroomâ€”ideal for visitors or extra sleeping space.

Raymond Shores is a gated, year-round resort with exceptional amenities, including:

- A private sandy beach
- Two marinas
- A massive clubhouse with an indoor pool, hot tub, gym, games area, and meeting rooms
- A large playground and park with picnic gazebos
- Laundry facilities and an activity-rich community atmosphere

Enjoy peaceful lake days or dive into the many social events and activities available. Whether you want to unwind or get involved, this is the lake lifestyle you've been waiting for!

Built in 2018

Essential Information

MLS® #	A2238448
Price	\$379,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	540
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Recreational
Style	Park Model
Status	Active

Community Information

Address	52a, 10046 Township Road 422
Subdivision	Raymond Shores

City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Amenities	Beach Access, Boating, Clubhouse, Coin Laundry, Dog Park, Fitness Center, Park, Party Room, Picnic Area, Racquet Courts, Recreation Room, Community Gardens, Gazebo, Indoor Pool
Utilities	DSL Available, High Speed Internet Available, Propane, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Front Drive, Off Street

Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Window Coverings
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	BBQ gas line, Boat Slip
Lot Description	Back Yard, Cleared, Garden, Landscaped, Rectangular Lot, Greenbelt
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block, None, Piling(s)

Additional Information

Date Listed	July 11th, 2025
Days on Market	6
Zoning	RVR

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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