

\$245,000 - 119b, 10032 422 Township, Rural Ponoka County

MLS® #A2218044

\$245,000

0 Bedroom, 0.00 Bathroom,
Land on 0.14 Acres

Raymond Shores, Rural Ponoka County,
Alberta

GET READY FOR LAKE LIFE with the family at Raymond Shores RV Resort on Gull Lake! You will not want to miss out on the chance to secure one of the few PREMIUM lots you can find at this resort. This one comes with a LUXURY 2019 385GK-R SOLITUDE, 38.5â€™™ 5TH WHEEL RV, skirted & insulated so you are set up for YEAR ROUND ENJOYMENT! A stunning custom unit that has been fully upgraded with all the bells and whistles from elegant crown moulding, a retractable tv/entertainment centre, to your power reclining, heated & MASSAGING theatre seats. You will never have to worry about storage, everywhere you look this unit has handy compartments including a pull out ottoman under the master bed, a massive pass-through storage area from the exterior, and an oversized closet in the master. Along with a cozy queen bed, you have a sleeper sofa in the living room, and the outdoor shed could easily be converted into a bunkhouse for guests. The RV has transferable on-site warranty until May 2026! Enjoy peace and tranquility in your beautifully landscaped lot, that backs onto a picturesque pasture where you watch the wildlife roam. Another rare feature of this lot is it sits next to an easement which adds even more space and privacy! The community features beautiful walking paths, a



clubhouse with an indoor pool/hot tub, fitness centre, theatre room and even a crafts room for the kids! Enjoy a game of pickle-ball at the courtyard or gather with friends at the community beach area. Access to the grounds is gated and conveniently operated with an app on your phone so no more having to meet your guests at the gate! Beat the rush for lake lots and book your showing today!

Essential Information

MLS® #	A2218044
Price	\$245,000
Bathrooms	0.00
Acres	0.14
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	119b, 10032 422 Township
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Amenities	Beach Access, Clubhouse, Fitness Center, Party Room, Snow Removal, Trash, Boating, Coin Laundry, Dog Park, Indoor Pool, Park, Spa/Hot Tub
Waterfront	Beach Access, Lake

Exterior

Lot Description	Backs on to Park/Green Space, Garden, Lake, Landscaped, No Neighbours Behind, Treed, Close to Clubhouse
-----------------	---

Additional Information

Date Listed	May 5th, 2025
Days on Market	8

Zoning

RVR

Listing Details

Listing Office

The Agency North Central Alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.