

# \$248,900 - 80b, 10032 Township Road 422, Rural Ponoka County

MLS® #A2230567

**\$248,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

Raymond Shores, Rural Ponoka County,  
Alberta

The Good Life Starts at the Lake!\*\*

Dreaming of your own slice of paradise? Look no further! This lot at Raymond Shores in Gull Lake, Alberta, is ready to impress! Just steps from the inland marina, with your backyard facing onto beautiful Crown land, this is the perfect spot for peace, privacy, and lake life fun.

Included is an almost-new 2022 Sandpiper 399 Loft Destination Trailer! Think 2 bedrooms (including a cozy loft), 1 bathroom, a Polar Tech package for winter comfort, AC for hot summer days, built-in speakers, and loads of other features you'll want to see for yourself. Plus, there's a sunroom on the deck where you can relax and catch sneak peeks of the lake!

Raymond Shores is a haven for recreation lovers: enjoy a private beach, clubhouse with an indoor pool, pickleball and volleyball courts, horseshoe pits, and tons of walking trails and paths. It's a vibrant community with real pride of ownership.

Bonus: The west side of the lot has pilings in place if you want to build a garage in the future. Prefer them gone? No problem! The seller will remove them and finish the deck



railing before you move in.

Don't miss your chance to own in this amazing lake community. Come see what the good life looks like at Raymond Shores!

### Essential Information

MLS® #	A2230567
Price	\$248,900
Bathrooms	0.00
Acres	0.11
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	80b, 10032 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, Coin Laundry, Fitness Center, Gazebo, Indoor Pool, Laundry, Park, Parking, Party Room, Picnic Area, Playground
-----------	--

### Exterior

Lot Description	Cul-De-Sac
-----------------	------------

### Additional Information

Date Listed	June 13th, 2025
Days on Market	96
Zoning	rv1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.