

# \$269,900 - 127, 10046 Township Road 422, Rural Ponoka County

MLS® #A2251798

**\$269,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 Acres

Raymond Shores, Rural Ponoka County,  
Alberta

Enjoy year round living at Raymond Shores on Gull Lake with this beautifully landscaped property that is completely move in ready. The lot features a massive limestone parking pad, an 8x12 garden shed, Craftsman lawn mower, BBQ, a spacious 20x12 RV deck and a large gazebo with a two-tier metal roof, designed to allow smoke from the fire pit below to escape naturally through the roofline. Included with the lot is a 3 season 2022 PUMA Destination trailer, which is 39 ft long with four slide-outs and a bright, open layout. The kitchen is finished with stainless steel appliances, while the generous living room offers two reclining leather chairs, two sofas that convert into queen beds, a 50-inch TV, an electric fireplace, and a stereo system. The private bedroom includes a king-sized bed and a stacked in unit washer and dryer. Everything inside the trailer from dishes and cookware to utensils is included. For time on the water, this property comes with an immaculate 2012 Four Winns H190 ski boat, powered by a 4.2 Mer cruiser engine and complete with a swim deck and wakeboard tower with Bimini top for shade. The boat has been professionally serviced and winterized each season. Ownership of Boat Slip #52 at the outboard marina is included, along with a boat lift featuring an electric motor control, two remotes, a battery, and a solar charger panel.



To complete the package, there is also a wakeboard, kneeboard, two pull-behind tubes, water skis, and life jackets. A boat trailer and boat cover are also provided. To make getting around the resort easy and fun, a 2006 Yamaha golf cart is also included. This versatile cart has been converted to a four-seater or two-seater with a carry deck and features headlights, custom low-profile wheels and rims, and a winter cover. From the fully stocked trailer to the marina slip, boating equipment, golf cart, and landscaped lot, this property has been designed for both comfort and recreation. Whether you're looking for a family getaway or a year-round lifestyle on the lake, this Raymond Shores property has it all.

### Essential Information

MLS® #	A2251798
Price	\$269,900
Bathrooms	0.00
Acres	0.15
Type	Land
Sub-Type	Recreational
Status	Active

### Community Information

Address	127, 10046 Township Road 422
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1V9

### Amenities

Amenities	Beach Access, Clubhouse, Fitness Center, Indoor Pool, Park, Playground, Snow Removal, Trash, Boating
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### Additional Information

Date Listed	August 27th, 2025
Days on Market	16
Zoning	RVR

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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