$375,000 - 192a Beach Drive, Rural Ponoka County

MLS® #A2167325

$375,000

1 Bedroom, 2.00 Bathroom, 711 sqft
Residential on 0.16 Acres

Raymond Shores, Rural Ponoka County, Alberta

Along the northeast shores of one of Central Albertaâ€™s most beautiful lakes, discover the gated year round community of Raymond Shores. A rare find, this custom built modular features 2 bathrooms, luxurious primary bedroom, plus a bunkhouse for extra guests! A perfect location for entertaining, the massive front drive allows for plenty of parking and still has extra space for the boat or trailer. The covered veranda runs the full length of the home and is built of durable, low maintenance composite decking. The upgraded glass railings add to the curb appeal while the screens surrounding the outdoor space make sitting outside enjoying the day or evening absolutely enjoyable. Continue on through the large reverse pie shape lot and find even further space for entertaining. The tiered wrap around deck leads to a cozy gazebo equipped with power, lighting and radiant heat. Cross sectioned, you can easily create multiple areas for play space or divided pet runs. The end of the lot features a fire pit area surrounded by Blue Spruce trees which will further enhance privacy while sheltering you from the elements. Enter the upgraded doorway into the home and be welcomed by open concept living space. You will love the kitchen which overlooks the dining area, coffee bar and living room; flooded with natural ambient light. This four season home is sure to be comfortable year round with 6â€¢ walls, vinyl windows and well insulated underneath. Sitting on screw

piles, the home is built to last! Continuing on down the hallway, the office space features a large window overlooking the deck, the laundry room provides extra storage, the 4 piece main bathroom features tub and shower while the primary bedroom features a walk in closet plus ensuite with walk in shower. It even has easy access to your gazebo area! With most furnishings included, there is plenty of storage inside and out. Merely steps away from the walking path to the lake, there is fun and adventure to be had all year long!

Built in 2014

Essential Information

MLS® #	A2167325
Price	$375,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	711
Acres	0.16
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	192a Beach Drive
Subdivision	Raymond Shores
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Amenities	Visitor Parking, Beach Access, Boating, Clubhouse, Indoor Pool, Laundry, Other, Picnic Area, Playground, Park, Party Room, Recreation

	Facilities, Spa/Hot Tub, Snow Removal, Trash
Utilities	High Speed Internet Available, Satellite Internet Available
Parking Spaces	5
Parking	Off Street, Parking Pad, RV Access/Parking, Workshop in Garage, Additional Parking, Asphalt, Boat, Converted Garage, Front Drive, Insulated, Single Garage Detached
# of Garages	1
Has Pool	Yes

Interior

Interior Features	Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Dryer, Stove(s), Washer, Microwave Hood Fan
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Other, See Remarks
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Storage
Lot Description	Back Yard, Gazebo, Lawn, Low Maintenance Landscape, Landscaped, Backs on to Park/Green Space, Reverse Pie Shaped Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	September 20th, 2024
Days on Market	174
Zoning	RVR

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.