

**32, 12036 Twp Rd 422  
Rural Ponoka County, Alberta**

**MLS # A2232760**

**\$162,500**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	559 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Owned		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	Shared Well
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Holding Tank, Lagoon
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 1,554
<b>Basement:</b>	None	<b>LLD:</b>	15-42-1-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RVR
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	Electricity, Garbage Collection, High Speed Internet, S
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	All goods negotiable		

Affordable Family Retreat! Gull Lake, Parkland Beach, Marina, Community Events, Playgrounds, Nature Trails, Fishing, Swimming - all within steps of your summer home! Rain or shine, this is where relaxation starts. The newly finished (2021) tin roof deck is where rustic comfort and low maintenance charm meet. Through the beautiful side barn door, get cozy around the campfire. The gazebo and powered shed with lights make it easy to entertain with food and drinks. Follow the landscaped rock work around back for shaded privacy or use as additional storage. Inside, the tall ceilings and ample natural sunlight transform the ambiance to a luxurious nautical feel. Well built for all weather; walls and air conditioning are sure to keep you cool on those hot summer days. The low maintenance charm continues with fingerprint proof stainless steel package featuring gas stove and dishwasher. Down the spacious hall, find the washer, dryer and more storage. The first bedroom features a great sized bunk bed and large soft close closet. The primary bedroom takes advantage of built in storage features as well. Coming off the lake is a breeze as the park model's back door is closest to the full 4 piece bathroom with tub/shower combo and tiled backsplash. Easily accommodating a crew of 6, start planning your summer adventures today!