

**15, 12040 Township Road 422  
Rural Ponoka County, Alberta**

**MLS # A2267579**

**\$219,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Park Model		
<b>Size:</b>	546 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Private
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Holding Tank, Private Sewer
<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>	18
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** Mattresses for all beds, bedding, TV, TV mount, VCR, all window coverings, kitchen table and chairs, lamps, rocking chairs, end tables, all kitchenware, fire pit, 30 lbs propane tank, BBQ, wooden swing platform, firewood, glass table and chairs on deck, 2 chairs and small table on deck, small fridge, light string. Bunkhouse: all furniture.

Escape to RV Heaven Resort and enjoy effortless lake life on Lot 15. A beautifully developed site featuring a well-kept park model, spacious covered deck, firepit area, cozy bunkhouse, and wood shed for storage. The park model comes equipped with washer and dryer hookups, two bedrooms, a four piece bath, and bright elegant kitchen. This inviting property is designed for comfort and convenience—ideal for relaxing weekends, family gatherings, or extended summer stays. The lot is attractively landscaped and backs onto fields. Bonus: The neighboring Lot 16 is also available, offering an exceptional opportunity to purchase side-by-side lots.