

# \$162,500 - 32, 12044 Twp Rd 422, Rural Ponoka County

MLS® #A2232760

**\$162,500**

2 Bedroom, 1.00 Bathroom, 559 sqft

Residential on 0.05 Acres

NONE, Rural Ponoka County, Alberta

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; 6" 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!

Built in 2016



## Essential Information

MLS® #	A2232760
Price	\$162,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	559
Acres	0.05
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information

Address	32, 12044 Twp Rd 422
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

## Amenities

Amenities	Other, Playground, Trash, Visitor Parking
Utilities	High Speed Internet Available, Electricity Available, Garbage Collection, Sewer Available, Water Available
Parking Spaces	2
Parking	Off Street, Owned
Waterfront	See Remarks

## Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	High Efficiency, Forced Air
Cooling	Wall Unit(s)
Basement	None

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Low Maintenance Landscape, No Neighbours Behind
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	See Remarks

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	17
Zoning	RVR

**Listing Details**

Listing Office	Maxwell Real Estate Solutions Ltd.
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