

## \$159,000 - 44 12036 Twp Rd 422, Rural Ponoka County

MLS® #E4439278

**\$159,000**

2 Bedroom, 1.00 Bathroom, 557 sqft

Rural on 0.05 Acres

RV Heaven, Rural Ponoka County, AB

Welcome to your home away from home at Gull Lake! This charming seasonal lot is move-in ready & perfectly set up for lake life. Enjoy your morning coffee & sunrises from the SOUTH facing, fully covered COMPOSITE deck. Just a short stroll to the marina & public sandy beach - ideal for weekend escapes or summer stays. The 2016 2-bed unit is bright & inviting, with VAULTED ceilings & tons of natural light. The open-concept living area includes a functional kitchen with a peninsula for extra prep space & cabinetry. A former dishwasher spot now offers bonus storage, but wiring remains if youâ€™d like to reinstall one. The spacious primary bedroom has built-in storage, while the second bedroom features bunk beds & built-ins - great for kids or guests. A 3-pc bath & stacked washer/dryer add convenience. Enjoy evenings by the fire pit & store your gear in the shed. Located right in front of a park, perfect for families! A warm, welcoming community vibe completes the package. Enjoy your own a slice of lake life!

Built in 2016

### Essential Information

MLS® # E4439278

Price \$159,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 557                    |
| Acres          | 0.05                   |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Villa                  |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 44 12036 Twp Rd 422 |
| Area        | Rural Ponoka County |
| Subdivision | RV Heaven           |
| City        | Rural Ponoka County |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0C 2J0             |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Fire Pit, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows |
|----------|---|

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | None, No Basement     |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Modular   |
| Exterior Features | Beach Access, Boating, Flat Site, Gated Community, Golf Nearby, Lake Access Property, Landscaped, Picnic Area, Recreation Use |
| Construction      | Modular   |
| Foundation        | See Remarks   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 26             |

|           |           |
|-----------|-----------|
| Zoning    | Zone RUR6 |
| Condo Fee | \$1,500   |

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Listing information last updated on June 24th, 2025 at 3:02pm MDT