

# \$162,500 - 32, 12036 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, 12036 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      | Electricity Available, Garbage Collection, High Speed Internet Available, 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 | 59              |
| Zoning         | RVR             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.