

## \$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
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### 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	18

Zoning	Zone RUR6
Condo Fee	\$1,500

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Listing information last updated on June 16th, 2025 at 12:02pm MDT