

# \$155,000 - 1, 12044 Township Rd 422, Rural Ponoka County

MLS® #A2143333

**\$155,000**

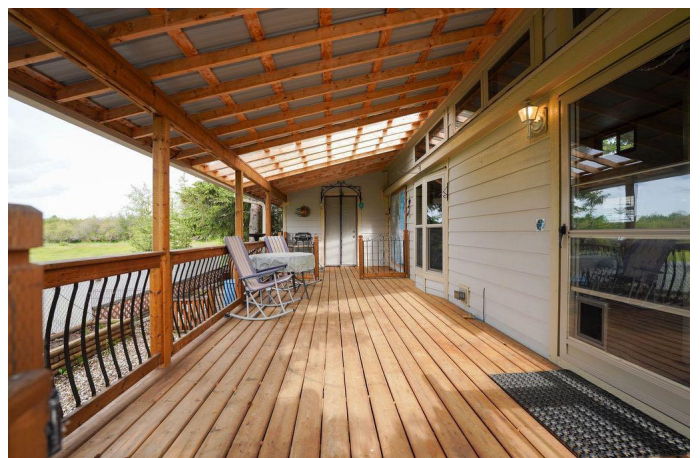
1 Bedroom, 2.00 Bathroom, 425 sqft  
Residential on 0.06 Acres

N/A, Rural Ponoka County, Alberta

Nestled on the outskirts of Parkland Beach, overlooking peaceful views, take a deep breath of fresh air and enjoy the good life! An end lot with desirable parking space, sits your new summer home. Step onto the spacious covered deck where BBQ season, relaxation and social gatherings are enjoyed rain or shine! Mature trees surround the lot creating intimate privacy. Low maintenance landscaping and a friendly gated community allow you to come and go as you please! Off the deck, enter into the spa room; or head into the main entrance and be awed by this custom built design! Tall ceilings and open concept living make this a great space for entertaining. The kitchen features an extra wide breakfast bar, ample natural sunlight, plenty of counter and cabinet space plus the luxury of a full appliance package. The kitchen and dining area overlook the living room feature wall with cozy fireplace. The primary bedroom is an excellent size featuring large closet and ensuite. This park model has tons of storage, central A/C and is turn key ready! Just pack your suit case and start creating those summer memories! Need more space? Unit 2 directly beside is also available for sale! (MLS A2143362)

Built in 2015

## Essential Information



|                |              |
|----------------|--------------|
| MLS® #         | A2143333     |
| Price          | \$155,000    |
| Bedrooms       | 1            |
| Bathrooms      | 2.00         |
| Full Baths     | 1            |
| Half Baths     | 1            |
| Square Footage | 425          |
| Acres          | 0.06         |
| Year Built     | 2015         |
| Type           | Residential  |
| Sub-Type       | Recreational |
| Style          | Park Model   |
| Status         | Active       |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1, 12044 Township Rd 422 |
| Subdivision | N/A                      |
| City        | Rural Ponoka County      |
| County      | Ponoka County            |
| Province    | Alberta                  |
| Postal Code | T0C 2J0                  |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Other, Picnic Area, Playground, Visitor Parking                                  |
| Utilities      | Cable Available, High Speed Internet Available, Sewer Available, Water Available |
| Parking Spaces | 2  |
| Parking        | Off Street   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Storage |
| Appliances        | Dishwasher, Microwave, Refrigerator, Range Hood, Stove(s)  |
| Heating           | Forced Air, Propane  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Propane  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other, Storage                            |
| Lot Description   | Low Maintenance Landscape, Private, Views |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Block                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2024 |
| Days on Market | 302             |
| Zoning         | RVR             |

### **Listing Details**

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

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