

\$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	39

Zoning	Zone RUR6
Condo Fee	\$1,500

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 12:02pm MDT