

# \$109,700 - 35, 12036 Twp Rd 422, Rural Ponoka County

MLS® #A2240826

**\$109,700**

0 Bedroom, 0.00 Bathroom,  
Land on 0.05 Acres

NONE, Rural Ponoka County, Alberta

An affordable retreat - all summer long!!  
Perfect for the solo escape or the outdoorsy couple who want to relax at the lake. Just pack your bag and send your troubles away. In a friendly gated community, only steps to the beach, social events and walking trails; relaxing serenity awaits your arrival. This well designed lot features an upgraded shed with fridge and storage, large deck with tin roof and weather coverings, a private fire pit area, low maintenance landscaping and backs onto a field for optimum privacy. Aspen and Lilacs complete your outdoor oasis. The original owners of the 2006 Cougar Series 5th Wheel have this lakeside beauty meticulously cleaned, maintained and move in ready! The slide allows for the roomy feel while the corner kitchen allows ample sunlight and views while prepping those delicious summer meals! Notice the wood cabinetry showcasing the build quality throughout. Air conditioning enhances this luxurious camping style and the living room even features a pull out couch for extra guests! Your summer retreat awaits you!

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2240826  |
| Price     | \$109,700 |
| Bathrooms | 0.00      |
| Acres     | 0.05      |
| Type      | Land      |



|          |              |
|----------|--------------|
| Sub-Type | Recreational |
| Status   | Active       |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 35, 12036 Twp Rd 422 |
| Subdivision | NONE                 |
| City        | Rural Ponoka County  |
| County      | Ponoka County        |
| Province    | Alberta              |
| Postal Code | T0C 2J0              |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Playground, Visitor Parking   |
| Utilities | High Speed Internet Available |

### Exterior

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Lot Description | No Neighbours Behind, Treed, Near Golf Course, Lake, Low Maintenance Landscape, Level |
|-----------------|---------------------------------------------------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 114             |
| Zoning         | RVR             |

### Listing Details

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

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