

# \$189,900 - 60, 12030 Township Rd 422, Rural Ponoka County

MLS® #A2209555

**\$189,900**

2 Bedroom, 1.00 Bathroom, 528 sqft  
Residential on 0.05 Acres

NONE, Rural Ponoka County, Alberta

R.V Heaven & Marina is the perfect place if you are looking for a summer retreat you can call your own! This oversized park model features a living room with a gas fireplace. The sofa and love seat both make into beds for those extra guests and there is a retractable divider to close off the living room area for more privacy. There are 2 bedrooms and a 3 piece bath. The second bedroom has built in bunkbeds. There is an abundance of storage throughout this unit. Extra features include: full size appliances, stackable washer & dryer, built in central vacuum, air conditioning and tankless hot water system. Outside of the park model there are many extras as well including a professionally built enclosed 12 x25 deck with exhaust fan, as well as a large lower deck that offers a great BBQ area and private outdoor seating with privacy walls all the way around or have your morning coffee on the front deck. The possibilities are endless. This great community is a great space to enjoy the summer evenings at the lake. RV Heaven has 94 lots within the park. The park is gated, there is a beautiful park and green space for the kids and adults to mingle, a shower house for those who'd rather have a little more space to get ready in. There is such a sense of community here that there is always activities going on that owners are welcome to partake in. Gather around your fire with your family and friends. The marina is



just steps away as this lot is located in the pod closest to the marina. The area features the marina, beach, walking trails and convenience store just a short walk away. This is a condo'd property with fees being only \$1480 per year. The season here runs May 15-September 30.

Built in 2011

### Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2209555     |
| Price          | \$189,900    |
| Bedrooms       | 2            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 528          |
| Acres          | 0.05         |
| Year Built     | 2011         |
| Type           | Residential  |
| Sub-Type       | Recreational |
| Style          | Park Model   |
| Status         | Active       |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 60, 12030 Township Rd 422 |
| Subdivision | NONE                      |
| City        | Rural Ponoka County       |
| County      | Ponoka County             |
| Province    | Alberta                   |
| Postal Code | T0C 2J0                   |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Park, Parking, Picnic Area, Playground, Trash, Visitor Parking |
| Parking Spaces | 2                                                              |
| Parking        | Off Street                                                     |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Tankless Hot Water |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                              |
|-----------------|--------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating         | Forced Air, Propane                                                                                          |
| Cooling         | Central Air                                                                                                  |
| Fireplace       | Yes                                                                                                          |
| # of Fireplaces | 1                                                                                                            |
| Fireplaces      | Gas, Living Room                                                                                             |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Rain Gutters                     |
| Lot Description   | Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 223             |
| Zoning         | RVR             |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | First Choice Realty (Ponoka) Ltd. |
|----------------|-----------------------------------|

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