

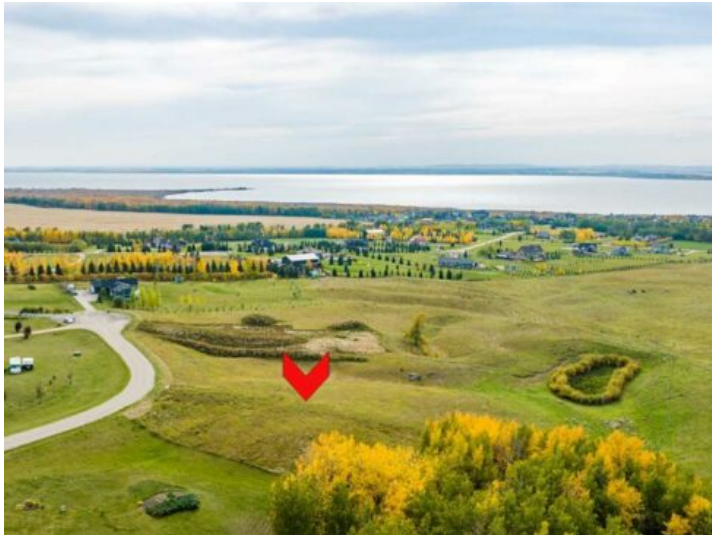


GRASSROOTS
REALTY GROUP

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4, 421032 Range Road 284
Rural Ponoka County, Alberta

MLS # A2214145



\$99,000

Division: Lone Tree Estates

Lot Size: 1.78 Acres

Lot Feat: -

By Town: Gull Lake

LLD: 8-42-28-W4

Zoning: 3

Water: None

Sewer: None

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

This beautifully elevated 1.78-acre lot offers stunning LAKE VIEWS year-round, making it the perfect location for your home or getaway retreat. Situated in the picturesque ****Lone tree Estates****, named after the iconic tree growing just behind this parcel, you'll experience the charm of nature with every season. Imagine the beauty of the lake in summer, the rich autumn colors, the serenity of a snow-covered landscape in winter, and the vibrant greens of spring&mdash all from the comfort of your future deck. Located just above the NE shores of Gull Lake, you'll enjoy the perfect blend of lakefront and country living. Whether you're gazing at the expansive waterfront, the majestic Rocky Mountains (visible on clear days), or breathtaking sunsets, this property offers views that will never be obstructed. The lot is ideal for a walkout basement, allowing you to fully take advantage of the natural beauty surrounding you. Utilities like power and gas are conveniently brought to the property line, and you'll find nearby amenities just over a kilometer away, including a fishing dock, boat launch, and a handy convenience store. With all paved roads and easy access to Lacombe, Ponoka, and Rimbey (just 20 minutes away), you'll also find yourself within reach of Edmonton (1.25 hours) and Calgary (2 hours). If you're in the market for a little piece of heaven, come take a look&mdashyou won't be disappointed!