



GRASSROOTS
REALTY GROUP

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**140 Bruhn Boulevard
Rural Ponoka County, Alberta**

MLS # A2217354



\$69,900

Division: Westlake Estates

Lot Size: 1.80 Acres

Lot Feat: Irregular Lot

By Town: Rimbey

LLD: 9-42-1-W5

Zoning: Residential Land

Water: None

Sewer: -

Utilities: None

STUNNING ACREAGE (1.80 +/- acres) situated in Westlake Estates, with views of Gull Lake. Located across from the summer village of Parkland Beach, the Community of Sunnyside with the Gull Lake Golf Course, RV Heaven and Marina, Stoners Landing Boat Launch, Jorgy's Hotspot Convenience store and a public beach. Lots of activities to enjoy within close proximity while still maintaining your own space and privacy. Spring and stream fed Gull Lake has a stabilization system to pump water from the Blindman River to maintain its level. Gull Lake offers natural beauty, wildlife, and recreational opportunities that are unmatched - see one sunset on the lake and we are sure you will agree!!! Nearby are the full-service communities of Ponoka, Rimbey, Lacombe, Bentley, and red Deer where festivals, rodeos, shopping, dining and entertainment options are endless. This lot has existing 3 strand barb wire fence on the backside. Conveniently located on paved secondary highway 771. The subdivision is architecturally controlled with restrictive covenants in place to ensure quality of future developments, with oversight through an HOA (Home Owners Association) (\$50.00/ann.) Utilities are at front of property.