

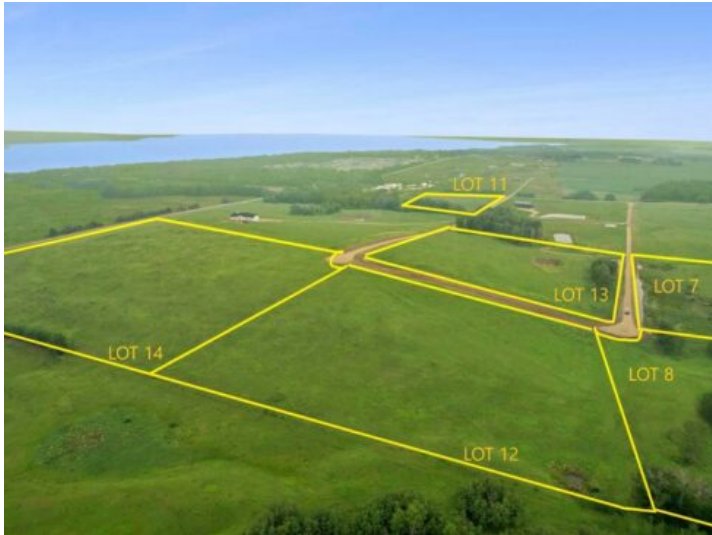


GRASSROOTS
REALTY GROUP

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**On Township Road 422 Lot 13
Rural Ponoka County, Alberta**

MLS # A2228714



\$208,000

Division: NONE

Lot Size: 9.24 Acres

Lot Feat: Near Golf Course

By Town: Rimbey

LLD: 16-42-1-W5

Zoning: CR

Water: None

Sewer: -

Utilities: -

This 9.24+- acres of near-lakeside property sits just one mile up the road from the shoreline at Parkland Beach, within the newly developing Siebel Subdivision. This six-lot bare land subdivision offers a rare opportunity to build in a peaceful setting with lake life just minutes away. Lot sizes range from 8.39+- acres up to 20+- acres, with prices ranging from \$158,000 to \$344,00, depending on size and services. These lots may be purchased with full services for an additional \$25,000. This includes power, gas, and an access road with culvert at the buyer's preferred location within the property. This is a newly developed subdivision—clean, organized, and thoughtfully laid out. Some parcels enjoy direct, elevated views of Gull Lake—ideal for taking in sunsets or planning a home that makes the most of the scenery. All lots are within moments of the public boat dock, fishing spots, swimming beach, and a full range of water sports access, making this an excellent choice for those drawn to lake living. Access is straightforward and simple—no gravel travel, no confusing turns—just direct approach off paved roads. Located within Ponoka County, the area blends quiet, rural character with easy access to year-round recreation. Gull Lake Public Beach and Gull Lake Golf Course are just down the road, offering swimming, boating, and summer community events. Conveniently positioned just 10 minutes to Rimbey and Bentley, this location combines ease of access with the freedom of country living.