



**GRASSROOTS**  
REALTY GROUP

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**11013 Township Road 423**  
**Rural Ponoka County, Alberta**

**MLS # A2232014**



**\$259,000**

**Division:** NONE

**Lot Size:** 1.26 Acres

**Lot Feat:** -

**By Town:** Rimbey

**LLD:** 14-42-1-W5

**Zoning:** Vac. Res Land

**Water:** Well

**Sewer:** -

**Utilities:** -

Here is a one-of-a-kind opportunity to own a serviced parcel that would be a perfect place to build, or is currently set up with a recreational home. Property is complete with entry gate, gravel driveway, power, a new well, and septic system! Located on the quiet north side of Gull Lake, this one of a kind property offers the perfect escape. It includes a tarped 12'x20' carport, a 10'x12' gazebo, and a 10'x12' shed with power! Backing onto a perimeter of trees, you will enjoy the utmost privacy when gathered around the firepit. The gazebo features a patio layout with lights and a heater for additional comfort. In the past three years, the seller has drilled a well, installed power to the shed and a large yard light, as well as added a 1675-gallon dual compartment septic tank with a high alert alarm. This property is perfect for turn-key recreational use or an excellent option for a new build.