



**GRASSROOTS**  
REALTY GROUP

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**2 Ridge Drive**  
**Rural Ponoka County, Alberta**

**MLS # A2233956**



**\$200,000**

**Division:** Poulsens Pasture

**Lot Size:** 0.47 Acre

**Lot Feat:** -

**By Town:** Rimbey

**LLD:** 3-42-1-W5

**Zoning:** 5

**Water:** Well

**Sewer:** Holding Tank, Septic System

**Utilities:** -

If you've been dreaming of an easy getaway or a quiet family retreat, this property at 2 Ridge Drive might be just what you've been waiting for. Located only 35 minutes from Red Deer, about 2 hours from Calgary and 1.5 hours to Edmonton, it offers an ideal escape from the city without the long drive. Set on a .47-acre corner lot just across the street from the Gull Lake Golf Course, and within walking or short driving distance to Gull Lake itself, the location provides the perfect balance of peace, recreation, and convenience. Currently set up with two serviced RV sites (allowing ease for your company), the property also features a well-appointed bathhouse complete with sink, toilet, shower, and washer/dryer—making extended stays comfortable and practical. A private well and septic holding tank are already in place. Treed on two sides for added privacy, the lot is ready for both quiet relaxation and summer fun. Included in the sale is a 2002 Jayco 30-foot RV, along with a deck, canvas garage, riding mower, and storage shed, offering everything you need to start enjoying the space right away. With quick access to the communities of Rimbey, Bentley, and Sylvan Lake, this property is well situated for both weekend getaways and longer stays. Whether you're looking to spend your days golfing, heading to the lake, or simply unwinding in your own private space, this property offers a ready-made opportunity to enjoy lake life in Central Alberta.