



GRASSROOTS
REALTY GROUP

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424 Township Road
Rural Ponoka County, Alberta

MLS # A2236440



\$879,000

Division: NONE

Lot Size: 85.25 Acres

Lot Feat: -

By Town: Ponoka

LLD: 23-42-26-W4

Zoning: Agricultural

Water: None

Sewer: -

Utilities: -

Discover the perfect blend of rural serenity and urban convenience with this breathtaking 85+ acre parcel, just minutes from town. Nestled between Highway 2 and Highway 2A, this stunning property boasts mature trees, the tranquil Wolf Creek, and a peaceful ambiance—ideal for crafting your dream country home. This beautiful parcel offers multiple prime building sites, perfect for creating your custom dream home surrounded by natural beauty. Located just minutes from town, it provides the convenience of nearby amenities while still offering the peace and quiet of country living. Infrastructure improvements are already in the works, with planned road upgrades and three new bridges scheduled for 2025, ensuring even better access in the near future. Power and gas are already available at the property line, making the building process more efficient and cost-effective. The land itself offers incredible versatility—whether you're envisioning a hobby farm, using it for grazing, or exploring future subdivision opportunities, the possibilities are endless. With its stunning views, practical amenities, and unbeatable location, this property is a rare chance to enjoy rural living exactly the way you want it.