



**GRASSROOTS**  
REALTY GROUP

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**39 Bruhn Bend**  
**Rural Ponoka County, Alberta**

**MLS # A2238846**



**\$96,000**

**Division:** NONE

**Lot Size:** 1.64 Acres

**Lot Feat:** Backs on to Park/Green Space

**By Town:** Rimbey

**LLD:** 9-42-1-W5

**Zoning:** 6

**Water:** None

**Sewer:** -

**Utilities:** -

Looking for a beautiful acreage lot with lots of privacy to build your dream home? This incredible rare and private 1.64 acre lot backing onto a reserve provides the perfect opportunity &mdash; nestled in Westview Estates near the shores of Parkland Beach at Gull Lake. Where you can enjoy all your favourite summer activities from swimming, fishing, boating . . . or play a round of golf right across the road at the Gull Lake Golf Course . . . or cross country skiing in the winter. So much on offer here! Close to several communities . . . Rimbey, Bentley, Lacombe . . . Red Deer where you will find lots of shopping and entertainment. There is fence on three sides and a gate to the nature reserve with peace of mind that no one will develop behind you. This beautiful spot needs to be checked out!