



GRASSROOTS
REALTY GROUP

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**2, 284029 Township Road 422
Rural Ponoka County, Alberta**

MLS # A2248217



\$239,100

Division: Heartland Country Estates

Lot Size: 3.96 Acres

Lot Feat: Corner Lot

By Town: Lacombe

LLD: 8-42-28-W4

Zoning: 3

Water: See Remarks, Well

Sewer: -

Utilities: -

If you've been picturing the perfect home — morning coffee with lake views, afternoons on the water, and evenings under star-filled skies — this 3.96-acre property in Heartland Country Estates is ready to make it happen. Just a short stroll to Gull Lake with convenient dock access, this land offers peace, privacy, and a setting that feels like vacation every day. You're also just 25 minutes from Lacombe or Ponoka, so you can enjoy both small-town charm and easy access to amenities. The property includes a spacious 20x30 garage to store your building materials or lake toys, a capped deep well for future water needs, and power at the property line, making it that much easier to break ground on your dream.