



**GRASSROOTS**  
REALTY GROUP

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**NW 1/4 Sec 16-42-1-5 ; Lot 1**  
**Rural Ponoka County, Alberta**

**MLS # A2253456**



**\$179,000**

**Division:** NONE

**Lot Size:** 5.09 Acres

**Lot Feat:** -

**By Town:** Ponoka

**LLD:** 21-42-1-W5

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

You won't want to miss out on this prime 5.09-acre parcel in the prestigious DS Ranch Subdivision. Strategically located near beautiful Gull Lake, this lot boasts exceptional views, offering a serene backdrop for your dream home! The tranquil setting ensures privacy while maintaining proximity to essential amenities, like the boat launch, store, and beach at nearby Parkland Beach. Ideal for discerning buyers seeking a balance of natural beauty and accessibility, this property presents a rare opportunity to own in an exclusive community. Capitalize on the potential of this expansive lot, where stunning vistas and peaceful surroundings create an unparalleled development prospect. Power and gas are at the property line, and a new road into the subdivision has recently been added. You won't want to miss your chance to own a choice lot in this brand-new subdivision. Such an ideal setting for country living, horses, or simply enjoying peace and quiet.