



**GRASSROOTS**  
REALTY GROUP

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**NW 1/4 Sec 16-42-1-5; Lot 29**  
**Rural Ponoka County, Alberta**

**MLS # A2253779**



**\$189,000**

**Division:** NONE

**Lot Size:** 5.20 Acres

**Lot Feat:** -

**By Town:** Ponoka

**LLD:** 16-42-1-W5

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

Rare Opportunity! This spacious 5.20-acre lot in the new DS Ranch Subdivision, offers a prime canvas for your ideal property. This expansive parcel provides a serene and private setting with mature trees for privacy; perfect for constructing your dream home or strategic investment. With substantial acreage for versatile development, it ensures tranquility while maintaining easy access to essential amenities with Parkland Beach at Gull lake only minutes away. There you will find a boat launch, beach, and versatile store/restaurant. You are also within 20 minutes of Rimbey and Ponoka, as well as the Highway 2 corridor. Tailored for buyers seeking a generous plot in a great Central Alberta community, this lot is a rare gem. Power and gas are at the property line for added convenience, and a new road into the subdivision has recently been added. You will want to capitalize on this exceptional property, where ample space and peaceful surroundings create the perfect spot to turn into HOME!