



**GRASSROOTS**  
REALTY GROUP

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**NW 1/4 Sec 16-42-1-5; Lot 7**  
**Rural Ponoka County, Alberta**

**MLS # A2253797**



**\$199,000**

**Division:** NONE

**Lot Size:** 4.27 Acres

**Lot Feat:** -

**By Town:** Ponoka

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

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

Secure a prime 4.27-acre parcel in the prestigious DS Ranch Subdivision, celebrated for its unparalleled lake views and exceptional Central Alberta location near Gull Lake. This premier parcel showcases expansive, breathtaking vistas of the lake, creating an ideal backdrop for your custom residence or high-value investment. The serene setting ensures privacy while maintaining easy access to essential amenities. Designed for buyers seeking natural splendor and a coveted position, this lot offers a rare opportunity in an elite community. Capitalize on this standout property, where stunning lake views and prime placement deliver an unmatched development prospect. Power and gas are at the property line, and a new road into the subdivision has recently been added. Imagine building your dream home on this standout lot in a pristine subdivision, zoned for versatile country residential use from equine adventures to quiet countryside bliss, all at a price that's too good to pass up.