



GRASSROOTS
REALTY GROUP

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14, 14021 53 Highway
Rural Ponoka County, Alberta

MLS # A2263781



\$249,000

Division: Poor Man's Flats

Lot Size: 6.84 Acres

Lot Feat: -

By Town: Ponoka

LLD: 32-42-1-W5

Zoning: CR

Water: None

Sewer: -

Utilities: -

Visit REALTOR® website for additional information. One of a kind—an exceptional 6.8 acres, fully serviced with gas and power, treed lot in the final phase of Poorman Flats, just minutes from Gull Lake. Set behind a secure gated entrance, this property offers unmatched privacy, natural beauty, and the ideal setting for your dream home. Lot 14 features 6.8 acres at the end of a quiet cul-de-sac, boasting an elevated and secluded building site. Power and natural gas will be installed prior to possession, with fibre optic internet available nearby. The subdivision is designed for nature lovers, with walking trails winding through mature trees, abundant wildlife, and easy access to kayaking and canoeing within walking distance. Conveniently located —just seven minutes from Gull Lake, ten minutes from Rimbey, and forty minutes from Red Deer—this acreage blends the peace of country living with quick access to excellent schools and vibrant communities. With paved access from Highway 53 and rare sites that must be seen to be appreciated, this is one of Central Alberta’s finest acreage opportunities.