



GRASSROOTS
REALTY GROUP

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**424 Township Road
Rural Ponoka County, Alberta**

MLS # A2264447



\$849,900

Division: NONE

Lot Size: 85.25 Acres

Lot Feat: -

By Town: Ponoka

LLD: 23-42-26-W4

Zoning: Agricultural

Water: None

Sewer: -

Utilities: -

Discover the perfect blend of country living and convenience with this exceptional 85+acre parcel just minutes from town. This stunning property features mature trees, a natural creek (Wolf Creek), and a peaceful setting, making it an ideal location to build your dream home in the country. It is conveniently located between Highway 2 and Highway 2A. With prime building sites and easy access to town, you can enjoy rural tranquility without sacrificing convenience. Future road improvements in 2025 include plans for three new bridges, enhancing accessibility, while power and gas are at the property line; providing a head start for your construction plans. The land offers endless possibilities, from creating a hobby farm to utilizing as grazing land or even pursuing subdivision opportunities. This picturesque land is a rare find that presents natural beauty, practicality, and a prime location.