



GRASSROOTS
REALTY GROUP

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**3, 15015 Township Road 424
Rural Ponoka County, Alberta**

MLS # A2268300



\$74,900

Division: NONE

Lot Size: 2.01 Acres

Lot Feat: Cleared, Few Trees

By Town: Rimbey

LLD: 19-42-1-W5

Zoning: 3

Water: None

Sewer: None

Utilities: Electricity

Looking for an amazing lot to build your dream home?? This lot is close to Rimbey and Gull Lake? Look no further than Bison View Estates only 7 kms east of Rimbey on Township road 424, directly west of Gull Lake approx the same distance. This beautiful subdivision has a paved road connecting all the lots, some of which have already been developed. This beautiful 2.01 acres is shaped for a possible east facing walkout. Gently rolling terrain with beautiful trees in between the horseshoe shaped Cul-de-sac. Power and gas to the property line, the township road is scheduled to be paved in the future. Close to Rimbey for schools/hospitals, and all the other amenities that small town living can bring you. Red Deer, Sylvan Lake, Edmonton and Highway 2 are all short drives. Location and view alone make this a beautiful spot, plus where can you find such value!!