

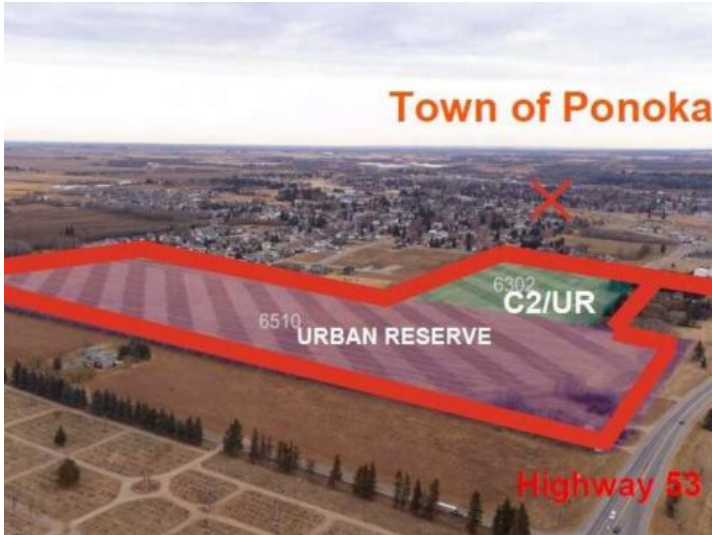


**GRASSROOTS**  
REALTY GROUP

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**6510 Hwy 53 Highway  
Ponoka, Alberta**

**MLS # A2272356**



**\$1,499,900**

**Division:** Central Ponoka

**Lot Size:** 70.70 Acres

**Lot Feat:** Few Trees, Level

**By Town:** -

**LLD:** -

**Zoning:** UR/C2

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Development Land spanning 70.70 acres with Area Structure Plans, offering a strategic opportunity for land development. The two parcels, 6510 Hwy 53 (Urban Reserve, 53.27 acres) and 6302 48 Avenue (C2 Commercial / Urban Reserve, 17.43 acres), are available for a large contiguous parcel, providing over 70 acres for a master-planned community in Ponoka or can be sold individually. The site features flat topography, excellent development flexibility for staged capital construction, and options for commercial, single-family, and multi-family residential projects. The NW5-43-25-W4 lands offer a short- to medium-term development opportunity in the Town of Ponoka, with existing services nearby, residential neighbourhoods in proximity, and strong frontage potential along key transportation routes. This parcel is uniquely positioned for a mixed-use concept combining commercial, medium-density residential, and single-family housing, with superb access and visibility along Highway 53 and underground services nearby. Explore the supplements for more detailed information on the ASP outline plans, including sanitary sewer and water main concepts, as well as grading and storm water management concepts. Seize this development opportunity now or hold it for the future!