



GRASSROOTS
REALTY GROUP

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**28, 421008 Range Road 14
Ponoka, Alberta**

MLS # A2275039



\$299,000

Division: NONE

Lot Size: 5.98 Acres

Lot Feat: -

By Town: -

LLD: 8-42-1-W5

Zoning: CR

Water: -

Sewer: -

Utilities: -

This thoughtfully developed six-acre property offers excellent future potential with key infrastructure already in place. Two outbuildings include a 12x14 heated, wired, and plumbed pump house that contains the water pump and holding tank, along with a second 14' x 36' heated, wired, and plumbed building offering versatile use as a shop, storage, or temporary living space during your future build. The property was planned with long-term use in mind, including the potential for a hobby farm, greenhouse, orchard, livestock, or other income streams you may want to consider. Improvements include a finished gravel driveway, power and water services, a pump house, a septic holding tank designed for a 3-4 bedroom home (septic field for 1-2 bedrooms is installed but main home will need to be decided upon by new owner), and the two out buildings - 12x14 and 14x36 located near Gull Lake.