



GRASSROOTS
REALTY GROUP

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**4, 420069 Range Road 284
Rural Ponoka County, Alberta**

MLS # A2276857



\$175,000

Division: Grandview Estates

Lot Size: 1.75 Acres

Lot Feat: -

By Town: Ponoka

LLD: 4-42-28-W4

Zoning: CR

Water: Well

Sewer: -

Utilities: -

Welcome to one of Gull Lake's perhaps finest country home development. Grandview Estates. Boasting an upscale architecturally controlled subdivision that is intertwined amongst 30 acres of environmental reserve featuring established walking trails, abundant wildlife, local history. The view is so amazing that it is better described as an experience. Every lot boasts a spectacular view of the lake; some views encompass the entire length of Gull Lake. Imagine closing every single day with yet another uniquely pleasing sunset. Boat access is 5 minutes away at the Raymond Shores public boat launch. Taxes have not been assessed yet. Grandview Estates is a 31 lot acreage subdivision with acreages ranging from 1 to 6 acres in size and prices ranging for \$85,000 to \$275,000