



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

402 Sand Hills Drive
Rural Ponoka County, Alberta

MLS # A2277718



\$112,900

Division:	Wolf Creek Village
Lot Size:	0.43 Acre
Lot Feat:	Cul-De-Sac, On Golf Course, Pie Shaped Lot, See Remarks, Sloped, St
By Town:	Ponoka
LLD:	2-42-26-W4
Zoning:	Recreational Resort
Water:	Public
Sewer:	Public Sewer
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line, See Remarks

Build your Dream Home and enjoy peaceful country living backing onto Wolf Creek Golf Course! This well established subdivision is located between Ponoka & Lacombe near Hwy 2 allowing for easy access to major centers and Edmonton International Airport. This is a sloping lot that would allow for a walk-out basement with an expansive view of the Golf Course and panoramic views of the sunset. Architectural and Landscape Guidelines are in place to protect your investment.