



**GRASSROOTS**  
REALTY GROUP

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**2, 284029 Township Road 422  
Rural Ponoka County, Alberta**

**MLS # A2279692**



**\$239,100**

**Division:** Heartland Country Estates

**Lot Size:** 3.96 Acres

**Lot Feat:** -

**By Town:** Lacombe

**LLD:** 8-42-28-W4

**Zoning:** CR

**Water:** Well

**Sewer:** -

**Utilities:** -

Imagine waking up to fresh lake air, the sound of birds over the water, and expansive prairie skies in every direction — even if right now that sky comes with a few snowflakes. This beautiful 3.96-acre parcel in Heartland Country Estates offers a peaceful setting surrounded by nature with convenient access to Gull Lake, making it an excellent location to build a custom home or seasonal retreat. Spring will be here before you know it, and this property will be ready to shine when the lake thaws and the landscape comes alive again. A short walk leads to Gull Lake with dock access, creating easy opportunities for boating, fishing, paddleboarding, and relaxing by the water with family and friends. While the lake may be frozen today, summer sunsets, dockside gatherings, and warm water days are just around the corner. The property provides space, privacy, and a true lakeside lifestyle while maintaining a comfortable distance from the shoreline. Located within a reasonable drive of both Lacombe and Ponoka, this property offers the best of both worlds — quiet country living with access to schools, shopping, medical services, restaurants, and local amenities when you need them. Whether it's winter boots or flip-flops season, everyday conveniences are still within reach. The land is well prepared for future development, featuring a spacious 20x30 garage for storage or recreational use, a capped deep well, and power available at the property line to support a smooth building process. This Gull Lake acreage presents a rare opportunity to create a personal lakeside retreat with room to breathe, enjoy nature, and look forward to many bright, warm seasons ahead.