



**GRASSROOTS**  
REALTY GROUP

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**#26 - 423003 Range Road 14  
Rural Ponoka County, Alberta**

**MLS # A2287763**



**\$184,000**

**Division:** NONE

**Lot Size:** 5.63 Acres

**Lot Feat:** -

**By Town:** Ponoka

**LLD:** 21-42-1-W5

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

Invest in a sprawling 5.63-acre lot in the prestigious DS Ranch Subdivision. Enveloped by dense trees, this expansive parcel offers exceptional privacy and a tranquil setting, perfect for a grand custom residence or high-value investment. The substantial acreage allows for flexible development while maintaining easy access to nearby amenities. Ideal for discerning buyers seeking a large, wooded sanctuary in an elite community, this lot presents a rare opportunity. Seize this generous property, where abundant trees and vast space converge to create an unparalleled development prospect. Power and gas are at the property line, and a new road into the subdivision has recently been added. Imagine building your dream home on this standout lot in a pristine subdivision, zoned for versatile country residential to quiet countryside bliss, all at a price that's too good to pass up.