



**GRASSROOTS**  
REALTY GROUP

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**#8 - 423003 Range Road 14**  
**Rural Ponoka County, Alberta**

**MLS # A2287766**



**\$174,000**

**Division:** NONE

**Lot Size:** 4.67 Acres

**Lot Feat:** -

**By Town:** Ponoka

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

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

Invest in a secluded 4.67-acre parcel in the exclusive DS Ranch Subdivision, enveloped by lush trees for unmatched privacy. This prime property offers stunning lake views, providing a tranquil foundation for your custom-built dream home. The serene, wooded surroundings ensure a peaceful retreat while keeping amenities accessible. Ideal for discerning buyers seeking a balance of natural beauty, seclusion, and prime location, this lot represents a unique opportunity in a prestigious community. Power and gas are at the property line, and a new road into the subdivision has recently been added. Seize this private haven, where verdant trees and captivating lake vistas create an exceptional development prospect.