



**GRASSROOTS**  
REALTY GROUP

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6720 39 Avenue W  
Ponoka, Alberta

MLS # A2290723



**\$744,600**

Division: NONE

Lot Size: 49.64 Acres

Lot Feat: Private

By Town: Ponoka

LLD: 6-43-25-W4

Zoning: U R

Water: -

Sewer: -

Utilities: -

This +/- 45.64-acre parcel presents a rare and strategic investment opportunity ideally located on the west edge of the Town of Ponoka, within the Froman Industrial Park area. Positioned approximately 2 kilometres east of Highway 2, the property offers excellent accessibility with convenient connections to Highways 2, 2A, and 53. Ponoka is widely recognized for its vibrant agricultural and business community, hosting major events such as Canada's second-largest professional rodeo and the world professional chuckwagon races, further enhancing the area's profile and long-term growth potential. The property is also well situated with access to a nearby local airport and is just a 40-minute drive to the Edmonton International Airport in Nisku. Zoned UR (Urban Reserve), this land holds strong future development potential, making it an attractive opportunity for investors, developers, or those looking to secure land in a growing and well-connected region. The property is being sold "as-is, where-is." An additional +/- 66.17-acre parcel directly adjoining is also available for purchase (MLS# A2290810), offering the opportunity to expand and assemble a larger land base.