



GRASSROOTS
REALTY GROUP

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125 Wolf Run Drive
Rural Ponoka County, Alberta

MLS # A1193584



\$99,000

Division: Wolf Creek Village

Lot Size: 0.39 Acre

Lot Feat: On Golf Course, Views

By Town: Ponoka

LLD: -

Zoning: RR

Water: Public

Sewer: Other

Utilities: Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

125 Wolf Run Drive is a very desirable (roughly 0.39 acre) lot backing onto the amazing Par 3, 17th hole. It's situated between two fully completed and beautifully landscaped neighboring properties. Construct your dream home and enjoy life at the Wolf. Living in this friendly country residential community is simply awesome. Wolf Creek is one of Canada's top golf resorts with its venerable Old Course, challenging Links Course, welcoming practice facility, and campground. The County of Ponoka provides great service along with reasonable taxes. The Village has 'municipal style' services. Unlike many country lots, a well and full septic system is not required as you will connect to the Red Deer River water supply and an environmentally friendly communal sewer system. Wolf Creek is conveniently located between Lacombe and Ponoka and all their amenities. Easy access to the QEII and Hwy 2A is ideal for commuters who want to travel to Edmonton, Red Deer, and Calgary in good time. School busing for both Lacombe and Ponoka is nearby. Architectural and landscaping guidelines are in place to protect your investment.