



GRASSROOTS
REALTY GROUP

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**513 Dunes Ridge Drive
Rural Ponoka County, Alberta**

MLS # A1203816



\$108,000

Division: Wolf Creek Village

Lot Size: 0.38 Acre

Lot Feat: Near Golf Course, Sloped, Street Lighting, Views

By Town: Ponoka

LLD: -

Zoning: RR

Water: Public

Sewer: Other

Utilities: -

Wolf Creek. One of Canada's great golf courses. The value of this lot is undeniable. The location is ideal... country living with easy access to pavement, the QEII, and Hwy 2A. Only minutes away from all that the City of Lacombe and Town of Ponoka offer with regards to shopping, schools, and other activities. Wolf Creek residents commute easily to Red Deer, Edmonton, Calgary, and beyond. Snowbirds? Semi-Retired? Work related travel?... Edmonton International is an easy 45 minute drive and the Calgary Airport is handy too. Compare the cost of a small city lot in your community to this bargain. One could take the money saved on this perfectly located lot and build your next home right away. Ask yourself... do I want to build a brand new house on an costly and cramped city lot or am I looking for something better? Wolf Creek is well manicured during the golf season and, rest assured, Mother Nature takes care of your surroundings and provides you with a peaceful country view all year round. What a great opportunity to build! No well to be drilled... the properties at Wolf Creek Villages are tied into the Red Deer River water supply and a communal septic system.