



**GRASSROOTS**  
REALTY GROUP

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**122 Wolf Run Drive**  
**Rural Ponoka County, Alberta**

**MLS # A2032926**



**\$85,000**

**Division:** Wolf Creek Village

**Lot Size:** 0.37 Acre

**Lot Feat:** -

**By Town:** Ponoka

**LLD:** 2-42-26-W4

**Zoning:** RR

**Water:** -

**Sewer:** -

**Utilities:** -

WOLF CREEK VILLAGE. Here is the opportunity build a home near one of Canada's premier 36 hole golf courses! This beautiful treed lot is located across the street from the golf course and features a West facing yard. One of the most UNIQUE FEATURES of the DEVELOPMENT is that the WATER and SEWER SERVICES are MUNICIPAL, meaning you do not have the cost of adding a drilled well and septic system. Only 10 minutes from Lacombe and Ponoka, and just a  $\frac{1}{2}$  hour to Red Deer.