



**421036 Range Road 14
Rural Ponoka County, Alberta**

MLS # A2092258



\$949,000

Division:	Fox Fire Glen		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Double Wide Mobile Home		
Size:	1,152 sq.ft.	Age:	1984 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	59.00 Acres		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	8-42-1-W5
Exterior:	See Remarks	Zoning:	Country Residential
Foundation:	Other	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Enjoy this picturesque investment property of roughly 60 acres. The hard work is done, all approvals are in place, the road is started and 2 lots have already been sold. This remaining piece includes 8 approved lots of 4-5 acres each and the home lot of 20 acres with 20ft deep water feature. The lots would have to be subdivided out as the road continues. The mobile home sits on an incredible building spot, high on the land with a deck and amazing view including a picturesque pond. As it sits now this home is extremely PRIVATE yet less than 5 minutes away from Gull Lake, 9 km from Rimbey, 10 minutes from Bentley, 25 minutes from Sylvan, and 40 minutes from Red Deer. So many options to consider: LIVE on the land, sell off the lots, build your dream home, or use as a recreational property!!