



**GRASSROOTS**  
REALTY GROUP

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**253050 Township Road 424**  
**Rural Ponoka County, Alberta**

**MLS # A2119505**



**\$125,000**

<b>Division:</b>	Sandhills
<b>Lot Size:</b>	2.46 Acres
<b>Lot Feat:</b>	Rectangular Lot
<b>By Town:</b>	Ponoka
<b>LLD:</b>	28-42-25-W4
<b>Zoning:</b>	CR
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Utilities:</b>	Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

2.46 Acre lot in Sandhills Estates. Build your country dream home on these spacious lots only a few minutes from Ponoka and a short drive to Lacombe or Red Deer. Services at lot line include power, natural gas and telephone. Enjoy rural living without driving on gravel as all access roads leading to the subdivision are paved. GST is applicable and not included in list price.