



GRASSROOTS
REALTY GROUP

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402 Sand Hills Drive
Rural Ponoka County, Alberta

MLS # A2132453



\$118,000

Division:	Wolf Creek Village
Lot Size:	0.43 Acre
Lot Feat:	Cul-De-Sac, On Golf Course, Pie Shaped Lot, See Remarks, Sloped, St
By Town:	Ponoka
LLD:	2-42-26-W4
Zoning:	Recreational Resort
Water:	Public
Sewer:	Public Sewer
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line, See Remarks

Build your Dream Home and enjoy peaceful country living backing onto Wolf Creek Golf Course! Located between Ponoka & Lacombe near Hwy 2 allowing for easy access to major centers and Edmonton International Airport. This is a sloping lot that would allow for a walk-out basement with an expansive view of the Golf Course and panoramic views of the sunset. Be the first to build in this enclave and enjoy a quiet little sanctuary of the community. Architectural and Landscape Guidelines are in place to protect your investment.