



**GRASSROOTS**  
REALTY GROUP

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**17, 420069 Range Road 284  
Rural Ponoka County, Alberta**

**MLS # A2175568**



**\$250,000**

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**Division:** Grandview Estates

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**Lot Size:** 3.23 Acres

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

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**By Town:** Gull Lake

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**LLD:** 4-42-28-W4

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**Zoning:** CR

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Lot 17 sits on top of the subdivision with one of the best overall views of the Lake. architecturally controlled subdivision that is intertwined amongst 30 acres of environmental reserve featuring established walking trails, abundant wildlife, local history. The view is so amazing that it is better described as an experience. Every lot boasts a spectacular view of the lake; some views encompass the entire length of Gull Lake. Imagine closing every single day with yet another uniquely pleasing sunset. . Boat access is 5 minutes away at the Raymond Shores public boat launch. Grandview Estates is a 31 lot acreage subdivision with acreages ranging from 1 to 6 acres in size and \$85,000 to \$275,000 in price. taxes not yet assessed.