



**GRASSROOTS**  
REALTY GROUP

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**#2, 284029 Township Road 422  
Rural Ponoka County, Alberta**

**MLS # A2190034**



**\$240,900**

**Division:** Heartland Country Estates

**Lot Size:** 3.96 Acres

**Lot Feat:** -

**By Town:** Lacombe

**LLD:** 8-42-28-W4

**Zoning:** CR

**Water:** See Remarks

**Sewer:** -

**Utilities:** Electricity at Lot Line

Are you ready? Discover 3.96 acres of prime land in the highly sought-after Gull Lake area, just a short stroll from the lake and convenient dock access. Immerse yourself in the stunning lake views and enjoy the serene natural surroundings within the Heartland Country Estates subdivision. This property is located near Raymond Shores and Meridian Beach, nearby town and cities is within 25 minutes drive like Lacombe and Ponoka. Included is a spacious 20x30 garage, a capped deep well, and electricity ready at the property line, everything you need to start building your dream retreat! Oh ya! The trailer is now included!!