



**GRASSROOTS**  
REALTY GROUP

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**2910 & 2920 35 Street  
Ponoka, Alberta**

**MLS # A2190180**



**\$3,998,500**

**Division:** NONE

**Cur. Use:** -

**Style:** -

**Size:** 0 sq.ft. **Age:** -

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** 158.74 Acres

**Lot Feat:** -

**Heating:** -

**Water:** -

**Floors:** -

**Sewer:** -

**Roof:** -

**Near Town:** -

**Basement:** -

**LLD:** 32-42-25-W4

**Exterior:** -

**Zoning:** UR

**Foundation:** -

**Utilities:** -

**Features:** -

**Major Use:** Land Only

Unique Investment Opportunity; This Quarter Section located in a Prime Location with easy access to Highways 2, 2A, and 53. It includes two titles and a Structural Development Plan available for discussion with the Town of Ponoka; there may be the possibility of development into Country Residential Acreages in the future. Located at the town's edge, it is near local amenities like a golf course, as well as a major Equestrian Event Center, enhancing its appeal. The town is known for hosting significant Equestrian Events, including Canada's second largest Professional Rodeo and the World Professional Chuck Wagon Races. The property is well-connected with a nearby local airport and is only 40 minutes from the International Airport in Nisku, near Edmonton. Medical Professionals would benefit from its access to over 25 hospitals within an hour's drive. The land is currently being used for farming and grazing, while also offering great potential for future development, making it Prime Real Estate in Alberta with a variety of possible uses and excellent growth prospects or if you simply want to park some money and buy the land for future investment.