



**GRASSROOTS**  
REALTY GROUP

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**418 Sand Hills Drive**  
**Rural Ponoka County, Alberta**

**MLS # A2192115**



**\$94,900**

**Division:** Wolf Creek Village

**Lot Size:** 0.40 Acre

**Lot Feat:** -

**By Town:** Ponoka

**LLD:** 2-42-26-W4

**Zoning:** Recreational Resort

**Water:** None

**Sewer:** -

**Utilities:** -

This property presents an excellent opportunity to construct your ideal residence, boasting a walk-out feature. Nestled at the end of Sand Hills Drive cul-de-sac, it offers a private ambiance adjacent to the golf course. Facing westward, you'll relish captivating views of the scenic course and the tranquil pond nearby. Seize this opportunity to craft your dream home, conveniently located near one of Alberta's premier golf courses and within a wonderful community near Ponoka and Lacombe.