



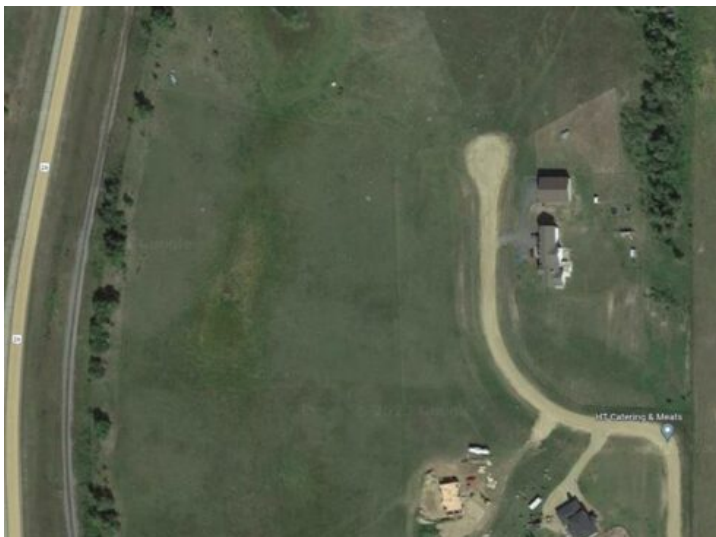
GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

Lot 7 RR 261
Rural Ponoka County, Alberta

MLS # A2200476



\$190,000

Division: NONE

Lot Size: 7.46 Acres

Lot Feat: Irregular Lot, Near Golf Course, Open Lot, Rolling Slope

By Town: Ponoka

LLD: 2-42-26-W4

Zoning: CR

Water: None

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

Have you been looking for a perfect piece of land to build your dream home and still have room?! This is what you have been waiting for! Bring your plans for your custom home, Shop-house or Barndominium! Situated Between Ponoka and Lacombe, just outside Morningside, this nice sized acreage has gas and power at the property line and is ready for you to install your own Septic (field approved) and Drill your water Well to build your future home. Wonderfully situated for a walk-out basement and in close proximity to pavement and services with 15 minutes to Lacombe and 12 minutes to Ponoka. NOTE: GST is applicable and will be charged. No Mobile homes. Min 1200 Sq ft house