



GRASSROOTS
REALTY GROUP

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130 & 132 Wolf Run Drive
Rural Ponoka County, Alberta

MLS # A2211725



\$99,900

Division: Wolf Creek Village

Lot Size: 0.48 Acre

Lot Feat: -

By Town: Ponoka

LLD: 2-42-26-W4

Zoning: 6

Water: Co-operative

Sewer: -

Utilities: -

DOUBLE LOT!!! Located in Wolf Creek Village which is an upscale subdivision at the Wolf Creek Golf Course. The Seller has title to lots 2 & 3 and is selling BOTH for the listed price. Lot 2 is designated a reserve lot (No building allowed) so you can build your dream home on lot #3 and have the added privacy from the additional treed lot. This subdivision is located just a few minutes South of Ponoka or North of Lacombe, with an easy commute to either. Area features 36 holes of golf and a members only practice area are just down the road. Wolf Creek is on the municipal water system and has a private sewer system. Busing for school is nearby for both Lacombe & Ponoka. This lot has lots of trees, a very private location and is right beside municipal reserve land.