



**GRASSROOTS**  
REALTY GROUP

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26, 423002 Range Road 10  
Rural Ponoka County, Alberta

MLS # A2212652



**\$225,000**

**Division:** NONE

**Lot Size:** 1.15 Acres

**Lot Feat:** -

**By Town:** Ponoka

**LLD:** 24-42-1-W5

**Zoning:** CR

**Water:** Well

**Sewer:** -

**Utilities:** Electricity, Natural Gas at Lot Line, Sewer, Water

Have you been dreaming of your own Recreational Paradise!? This rare 1.15 acre treed lot is ONE OF A KIND and is NOW AVAILABLE within the Aspen Hills community!! The owners have meticulously cleared and prepared the space for immediate enjoyment, making this lot ready for you to enjoy without the hassle and hard work! Power is complete and ready for use, a drilled well provides excellent water quality, 2000 Gallon Septic holding tank and natural gas is available at the property line. This lot has high solid ground; and the owners have taken their time to carefully plan and clear a few trees to ensure the best use and maintain privacy. You can IMMEDIATELY step onto this lot and enjoy the peacefulness and serenity of Aspen Hills on your very first day of ownership!! The community of Aspen Hills features numerous beautiful walking trails throughout the surrounding forest with sweeping views of Gull Lake and the surrounding areas. Close to Gull Lake providing sandy beaches and 50 km of shoreline for you to explore and enjoy. Just 3 kms from the beach and boat launch, Aspen Hills provides convenient access to activities such as golfing, swimming, fishing, biking, hiking, skiing, as well as vibrant, nearby communities of Bentley, Ponoka, Lacombe, and Red Deer. Make this your special natural retreat to escape the hustle and bustle of city life! Only 1 hour from Edmonton, 2 hours from Calgary, and 30 minutes from Red Deer.