

# \$1,434,000 - On Range Road 14, Rural Ponoka County

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MLS® #A2216202

**\$1,434,000**

0 Bedroom, 0.00 Bathroom,  
Land on 159.50 Acres

NONE, Rural Ponoka County, Alberta

Less Than 3km from Gull Lake in Ponoka County, there is no other property around that can compare. This 159.5-+/- acre parcel is fully treed and is the perfect blank canvas to jumpstart your vision. Whether you want to re-zone and subdivide into larger parcels or get creative and thoughtfully build a master planned community comprised of mini acreages. In this beautiful grove, the possibilities are endless. Utilize the stunning natural surroundings that this large plot of land has to offer and design the site use around the existing peaceful and established woodland. This ideal location offers not only the allure of natural splendor but also the convenience of proximity. Moreover, the array of recreational activities beckons, with nearby attractions like Parkland Beach, Summer Village of Parkland Beach, Gull Lake Public Beach, and Gull Lake Golf Course providing endless possibilities for leisure and adventure. The secluded nature of this property invites you to create an idyllic escape that epitomizes harmony with the natural world. Surrounded by the whispers of the wind and the rustling leaves, you'll find inspiration in every corner of this unique landscape. This is a one-of-a-kind opportunity!



## Essential Information

MLS® #	A2216202
Price	\$1,434,000

Bathrooms	0.00
Acres	159.50
Type	Land
Sub-Type	Commercial Land
Status	Active

### Community Information

Address	On Range Road 14
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### Additional Information

Date Listed	April 30th, 2025
Days on Market	103
Zoning	AG

### Listing Details

Listing Office	RE/MAX real estate central alberta
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