

# \$239,100 - 2, 284029 Township Road 422, Rural Ponoka County

MLS® #A2248217

**\$239,100**

0 Bedroom, 0.00 Bathroom,  
Land on 3.96 Acres

Heartland Country Estates, Rural Ponoka County, Alberta

If you’ve been picturing the perfect home – morning coffee with lake views, afternoons on the water, and evenings under star-filled skies – this 3.96-acre property in Heartland Country Estates is ready to make it happen.

Just a short stroll to Gull Lake with convenient dock access, this land offers peace, privacy, and a setting that feels like vacation every day. You’re also just 25 minutes from Lacombe or Ponoka, so you can enjoy both small-town charm and easy access to amenities.

The property includes a spacious 20x30 garage to store your building materials or lake toys, a capped deep well for future water needs, and power at the property line, making it that much easier to break ground on your dream.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2248217         |
| Price     | \$239,100        |
| Bathrooms | 0.00             |
| Acres     | 3.96             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |



## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2, 284029 Township Road 422 |
| Subdivision | Heartland Country Estates   |
| City        | Rural Ponoka County         |
| County      | Ponoka County               |
| Province    | Alberta                     |
| Postal Code | T4J1V9                      |

## Exterior

|                 |            |
|-----------------|------------|
| Lot Description | Corner Lot |
|-----------------|------------|

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 73                |
| Zoning         | 3                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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