



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3500 35 Street
Ponoka, Alberta**

MLS # A2290639



\$7,248,500

Division:	Riverside		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	32-42-25-W4
Exterior:	-	Zoning:	UR
Foundation:	-	Utilities:	-
Features:	-		

Major Use: See Remarks

Looking for Prime Land for Farmland / Development / or Investment in Central Alberta just off Highway 2 in-between Calgary in Edmonton, This Is It! Exceptional 137.44-acre Development Parcel located on the South-East corner of Ponoka along Highway 53. This property has been annexed into the Town of Ponoka and includes a Structural Plan of 400 Single-Family Residential Lots, with possibilities for modifications for Multi-Family and Duplex Development and possibility of Senior Complex along side Single-Family Residence subject to Town Approval. 5 acres of land have been Designated Highway Commercial Development. Municipal water and sewer services are located at the Northwest corner of the property, supporting Future Development. The property offers Beautiful Views overlooking the Battle River Valley, potential Walkout Lots, and is lined with Mature Spruce Trees along the East boundary, creating a stunning Natural Backdrop and adding value for a Future Subdivision. The West side backs onto the Ponoka Golf Course, further enhancing the appeal for Residential Development. Ideally located with Quick Access to Highway 2, providing Convenient Travel to Red Deer, Edmonton, the University of Alberta, and Edmonton International Airport. This property is centrally located for easy access to all major racetracks which is a multi million dollar industry in Alberta. [Alberta is home to 37% of all horses in Canada]. Ponoka has Two Local Hospitals, one is a Major Brain Injury Hospital and Mental Health Centre in Alberta, plus this property location has access to a min of 25 hospitals in Central Alberta within an hour drive for anyone in the Medical Profession looking for Local Employment Opportunities or Development. And let us not forget the annual Tourist Attraction, “The Ponoka Stampede”; the second largest Pro Rodeo

and World Professional Chuckwagon Races in Canada!! Recent expansion of the Local Airport makes it a Vibrant and Growing Community in Central Alberta (which is a CBSA Canpass airport which means if you apply to be part of the Canpass and if are accepted into the program you can clear customs in Ponoka). The land is currently producing hay (approx. 598 bales annually), and the seller is willing to rent back the farmland until development begins, offering Interim Income Potential. An additional 5.4-acre acreage (MLS A2290624) with a High-End Two-Storey home, double attached garage, covered veranda, and Quonset is available for purchase separately or together with the bare land making this an Outstanding Package of land to own or create your own Yellowstone Ranch. A Rare Opportunity to secure a Large-Scale Development parcel in one of Central Alberta's most Desirable and Strategically Located communities.