



GRASSROOTS
REALTY GROUP

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5, 421008 Range Road 284
Rural Ponoka County, Alberta

MLS # A2304563



\$259,000

Division: NONE

Lot Size: 3.17 Acres

Lot Feat: -

By Town: Lacombe

LLD: 8-42-28-W4

Zoning: CR

Water: Public

Sewer: -

Utilities: -

Visit REALTOR® website for additional information. This is more than a lot—it's the foundation for a lifestyle. Set on 3.17 acres with elevated stunning views over Gull Lake, this final remaining parcel in the North subdivision offers a rare combination of privacy, scale, and build potential. Whether you're envisioning a custom walk-out home or looking for a place to unwind throughout the week around the fire pit, this lot is ready. With some services already in place, the property includes a well and a gas line to the lot, along with two powered RV stations. Thoughtful additions enhance the usability and comfort of the space, including a 12x20 shed and raised garden beds. A well-designed fire pit area features a levelled gravel pad bordered by large natural stone. Altogether, the property already feels like a private retreat. Located just minutes from the boat launch, this is where quiet acreage living meets lake lifestyle—delivering a refined balance of recreation and retreat.