



**GRASSROOTS**  
REALTY GROUP

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424 Township Road  
Rural Ponoka County, Alberta

MLS # A2317116



**\$839,000**

Division:	NONE	
Cur. Use:	-	
Style:	-	
Size:	0 sq.ft.	Age: -
Beds:	-	Baths: -
Garage:	-	
Lot Size:	85.25 Acres	
Lot Feat:	-	

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Ponoka
Basement:	-	LLD:	23-42-26-W4
Exterior:	-	Zoning:	100 Farmland
Foundation:	-	Utilities:	-
Features:	-		

Major Use: See Remarks

Experience the best of country living with this remarkable 85+ acre parcel ideally located just minutes from town. Showcasing a beautiful combination of mature trees, the scenic waters of Wolf Creek, and a serene natural setting, this property provides an outstanding opportunity to create your dream rural retreat. Conveniently situated between Highway 2 and Highway 2A, it offers excellent access while maintaining the privacy and tranquility of country life. With several attractive building sites to choose from, you can design and build to suit your vision while still enjoying the convenience of nearby amenities. Planned infrastructure improvements in 2025 include the construction of three new bridges, further enhancing accessibility to the area. Power and natural gas are already available at the property line, providing a valuable head start for future development. Whether your plans include establishing a hobby farm, utilizing the land for grazing, or exploring potential subdivision opportunities, this versatile property offers endless possibilities. Combining natural beauty, practical features, and a highly desirable location, this is a rare opportunity to own an exceptional piece of land.