



GRASSROOTS
REALTY GROUP

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29, 423011 Range Road 14
Rural Ponoka County, Alberta

MLS # A2327918



\$289,000

Division: NONE

Lot Size: 5.21 Acres

Lot Feat: -

By Town: Ponoka

LLD: 21-42-1-W5

Zoning: CR

Water: Well

Sewer: -

Utilities: Electricity, See Remarks

Discover the perfect opportunity to build your dream home or make a smart investment with this exceptional fully serviced and ready to build 5.21-acre lot (one of the largest in the development) in the prestigious DS Ranch Subdivision. Ideally located just minutes from Gull Lake, this affordable acreage offers stunning views, a peaceful setting, and the privacy of country living without sacrificing convenience. Enjoy easy access to nearby amenities, including the boat launch, Parkland Beach, local store, and recreational opportunities, making it an ideal location for year-round living or a weekend retreat. With a new plentiful water well with control unit and with power (cable barred to building site) and natural gas available at the property line plus a newly completed gravel road to building site providing convenient access as well as a 1,500 gal septic tank and piped to site, this property is ready for your vision. Whether you're looking to build now (included is a 5th wheel hooked up to power and water that can be used while building) or invest for the future, this spacious lot offers outstanding potential in one of the area's most desirable communities. Opportunities to own acreage in DS Ranch are limited. Secure this beautiful property today and start creating the lifestyle you've always envisioned.