

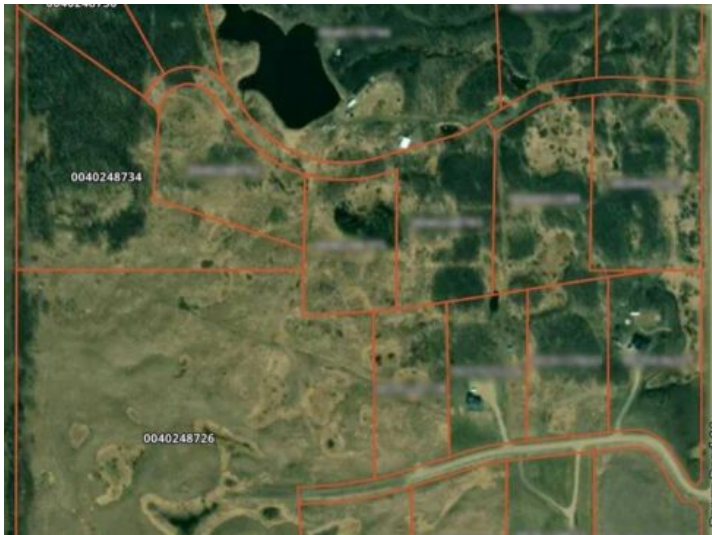


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Range Road 14
Rural Ponoka County, Alberta

MLS # A2328086



\$950,000

Division: NONE

Lot Size: 49.89 Acres

Lot Feat: -

By Town: Ponoka

LLD: 8-42-1-W5

Zoning: CR

Water: None, Well

Sewer: -

Utilities: -

This 49.89-acre land package is located in Ponoka County and consists of two adjacent parcels measuring 12.56 acres and 37.33 acres. It sits inside Foxfire Glen, a 31-lot subdivision with full municipal approval and final design for the last 11-lot phase of the existing country-residential subdivision. This last phase sits inside a development that has 11 homes completed or nearing completion and 18 total lots sold. All preliminary planning and infrastructure cost assessments are complete. Quotes for the installation of the phase infrastructure are available: Natural Gas Installation: \$75,000; Electrical Power Grid Integration: \$128,000, Civil Road Construction: Approximately \$125,000. Out of the 11 approved lot layouts, 10 feature topography suitable for walk-out basement foundations. Two of the approved lots are fully treed with mature trees. The property sits directly on an active county school bus route. It is a 10-minute drive to downtown Rimbey, which provides access to grocery shopping, K-12 schools, medical facilities, a library, and local businesses. The location is 5 minutes to Gull Lake, 35 minutes from Sylvan Lake, and 45 minutes from Red Deer. The parcels are being sold together as a single transaction. The developer has two other lots already subdivided out that can be sold alongside of this property to have immediate income-producing holdings.