

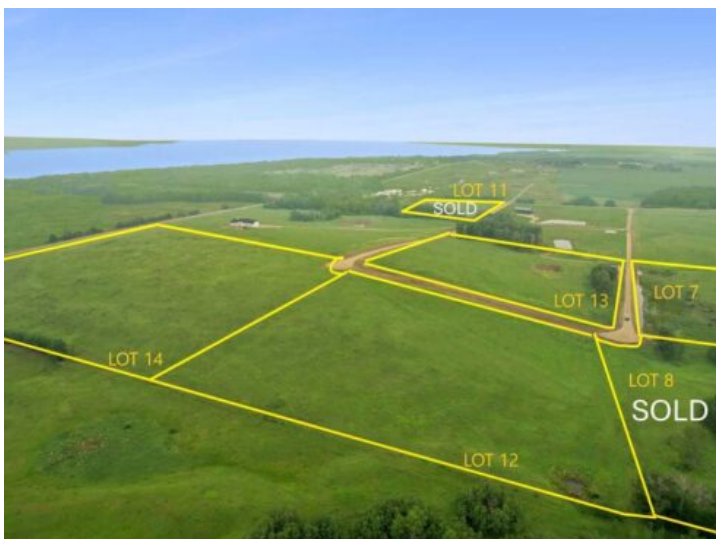


GRASSROOTS
REALTY GROUP

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**On Township Road 422 Lot 14
Rural Ponoka County, Alberta**

MLS # A2329148



\$344,000

Division: NONE

Lot Size: 19.99 Acres

Lot Feat: Near Golf Course

By Town: Rimbey

LLD: 16-42-1-W5

Zoning: CR

Water: None

Sewer: -

Utilities: -

Enjoy breathtaking Gull Lake views from this exceptional 20 ± acre parcel located just one mile from the shores of beautiful Gull Lake at Parkland Beach. As the largest parcel within the newly created Siebel Subdivision, now 40% sold, this thoughtfully planned seven-lot development offers a rare opportunity to build your dream home in a peaceful rural setting while enjoying all the benefits of lake life just minutes away. Lot sizes throughout the subdivision range from 8.50 ± acres to approximately 20 ± acres, with prices starting at \$158,000 up to \$344,000. Many of the lots have power and natural gas services brought to the property line, offering added convenience as you begin planning your future home. This impressive 20-acre parcel provides exceptional space for a custom home, shop, hobby farm, or simply the privacy and elbow room that is becoming increasingly difficult to find. Beautiful elevated views overlooking Gull Lake create the perfect setting to capture spectacular sunsets and design a home that takes full advantage of the surrounding landscape. Whether you're looking for a year-round residence or a weekend retreat, this property offers an exceptional lakeside lifestyle with room to make your vision a reality. Parkland Beach is just minutes away, providing easy access to the public boat launch, sandy beach, excellent fishing, swimming, and endless opportunities for boating and water sports. Gull Lake Golf Course is also nearby, making it easy to enjoy a round of golf before spending the afternoon on the lake. Access is simple and convenient with paved roads leading directly to the subdivision—no lengthy gravel drives or confusing directions. Ideally located within Ponoka County, you'll enjoy the quiet charm of country living while remaining only 10 minutes from both Rimbey and Bentley for shopping, schools, restaurants, and everyday amenities. This exceptional property offers an ideal setting for a custom acreage, combining the privacy of country living with the recreation and amenities of one of Central Alberta's most desirable lakes.