



**GRASSROOTS**  
REALTY GROUP

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**ON Township Road 422 Lot 13**  
**Rural Ponoka County, Alberta**

**MLS # A2329153**



**\$208,000**

**Division:** NONE

**Lot Size:** 9.24 Acres

**Lot Feat:** Near Golf Course

**By Town:** Rimbey

**LLD:** 16-42-1-W5

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

Discover the perfect blend of country living and lakeside recreation with this exceptional 9.24 ± acre parcel located just one mile from the shores of beautiful Gull Lake at Parkland Beach. Situated 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 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. Each parcel provides ample space for a custom home, shop, or hobby acreage while preserving the privacy and tranquility that rural living offers. Some parcels enjoy elevated views overlooking Gull Lake, providing the perfect backdrop for spectacular sunsets and a home designed to capture the surrounding scenery. Whether you're looking for a year-round residence or the perfect weekend retreat, this subdivision offers an exceptional lakeside lifestyle. 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 morning on the course before an afternoon at 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 just 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.