

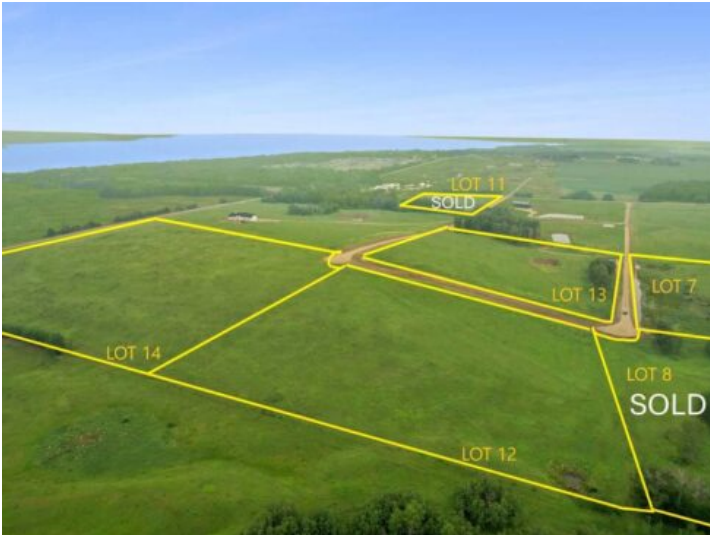


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

ON Township Road 422 Lot 12
Rural Ponoka County, Alberta

MLS # A2329163



\$208,000

Division: NONE

Lot Size: 8.99 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 8.99 ± acre parcel located just one mile from the shoreline at Parkland Beach. Situated within the newly created Seibel 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 room for a custom home, shop, hobby acreage, or simply the privacy and space you've been searching for. This beautiful parcel features elevated views overlooking Gull Lake, providing the perfect setting to capture spectacular sunsets and design a home that takes full advantage of the surrounding scenery. Whether you're looking for a year-round residence or the perfect weekend escape, this property delivers an outstanding lifestyle. Just minutes away, Parkland Beach offers a 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 in Ponoka County, you'll enjoy the peace and privacy 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.