



**GRASSROOTS**  
REALTY GROUP

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**NW-4-42-1-W5 Range Road 14  
Rural Ponoka County, Alberta**

**MLS # A2346411**



**\$1,595,000**

|            |                         |
|------------|-------------------------|
| Division:  | NONE                    |
| Lot Size:  | 159.50 Acres            |
| Lot Feat:  | Near Golf Course, Treed |
| By Town:   | Gull Lake               |
| LLD:       | 4-42-1-W5               |
| Zoning:    | AG                      |
| Water:     | None                    |
| Sewer:     | -                       |
| Utilities: | -                       |

Less than 3 km from Gull Lake and Parkland Beach, this exceptional 159.5+ acre parcel offers a rare combination of recreation, privacy and long-term investment potential in one of Central Alberta's most desirable lake-country settings. The property is almost entirely treed, with mature spruce, cottonwood and poplar creating a beautiful, established woodland setting. Gently undulating terrain, a natural ravine and a cleared former homestead site add character and provide numerous possibilities for a future residence, cabin, trail network or private recreational retreat. The mix of mature timber and natural cover also provides excellent habitat for whitetail deer, moose and other wildlife, making this an outstanding property for hunting, hiking, ATVing, camping and year-round outdoor enjoyment. The location is a major part of the appeal. Gull Lake, Parkland Beach, the Summer Village of Parkland Beach, public lake access, beaches, boating, fishing and nearby golf are all within minutes, offering easy access to some of Central Alberta's best recreational amenities while still maintaining the privacy of a large rural holding. Beyond its immediate recreational value, the property also presents intriguing long-term potential. It is currently zoned Agricultural, while the subdivision immediately adjacent is zoned Country Residential. Ponoka County planning policy provides a framework under which future multi-lot residential development may be considered in appropriate areas, subject to rezoning, subdivision, servicing, engineering and County approval. No future development is guaranteed, but the surrounding land use and proximity to Gull Lake create an interesting opportunity for a buyer looking to hold a significant recreational property today while preserving options for the future. Whether your vision is a private family retreat, a secluded homesite surrounded by mature forest, a recreational quarter to enjoy for generations, or a strategic long-term land investment, this is a truly unique property in a difficult-to-replicate location.