



GRASSROOTS
REALTY GROUP

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4608 38A Ave Close
Ponoka, Alberta

MLS # A2348591



\$695,000

Division: Riverside

Lot Size: 2.59 Acres

Lot Feat: Backs on to Park/Green Space, Few Trees, Flood Plain, Irregular Lot, No

By Town: -

LLD: -

Zoning: R4

Water: -

Sewer: -

Utilities: -

PRIME DEVELOPMENT OPPORTUNITY! A unique and ONE OF A KIND parcel in the Town of Ponoka offering exciting potential for a multi-level development designed to maximize density and value per door. The generous site includes a complete chain-link fence, so your future development is already protected and provides opportunities to incorporate parking, green space and natural areas, all complemented by beautiful views across the river valley. Portions of the property are located within the floodplain and any proposed development is subject to applicable municipal bylaws, development requirements and approvals. An exceptional opportunity for a developer to explore the possibilities of this distinctive Ponoka property and create something truly amazing!!