

# \$170,000 - Lot 6 Rr 261, Rural Ponoka County

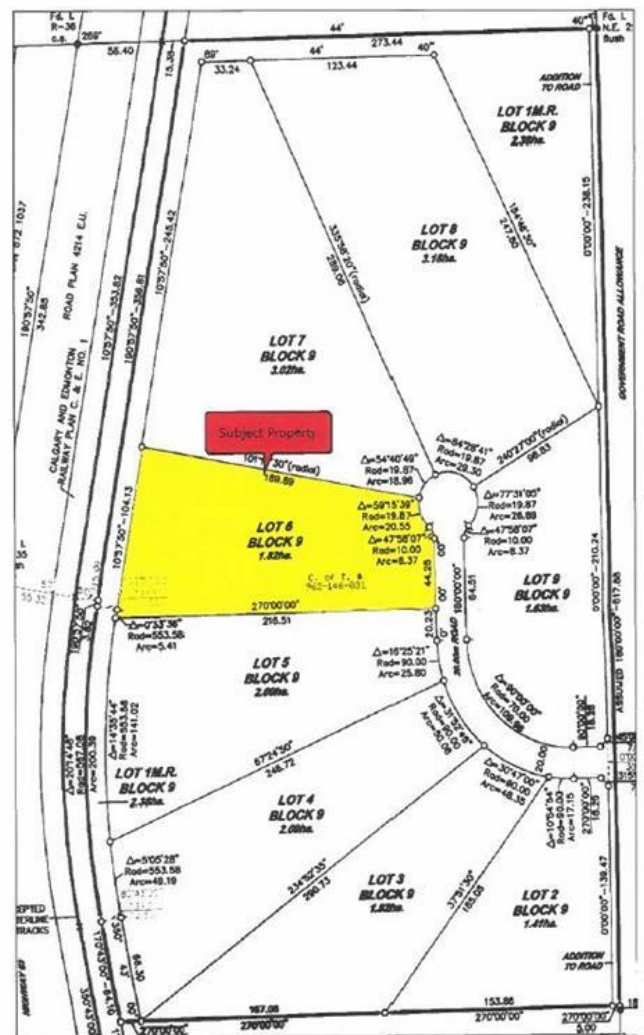
MLS® #A2200475

**\$170,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.50 Acres

NONE, Rural Ponoka County, Alberta

Have you been looking for a perfect piece of land to build your dream home and still have room?! This is what you have been waiting for! Bring your plans for your custom home, your Shop-House or your Barndominium! Situated Between Ponoka and Lacombe, just outside Morningside, this nice sized acreage has gas and power at the property line and is ready for you to install your own Septic (field approved) and Drill your water Well to build your future home. Wonderfully situated for a walk-out basement and in close proximity to pavement and services with 15 Minutes to Lacombe and 12 Minutes to Ponoka. NOTE: GST is applicable and will be charged. No Mobile homes. Min. 1200 Sq. Ft. home.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2200475         |
| Price     | \$170,000        |
| Bathrooms | 0.00             |
| Acres     | 4.50             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | Lot 6 Rr 261        |
| Subdivision | NONE                |
| City        | Rural Ponoka County |

|             |               |
|-------------|---------------|
| County      | Ponoka County |
| Province    | Alberta       |
| Postal Code | T4L 2N5       |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line |
|-----------|--------------------------------------------------|

### **Exterior**

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | Irregular Lot, Near Golf Course, Open Lot, Rolling Slope |
|-----------------|----------------------------------------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 57              |
| Zoning         | CR              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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