

**232031 TWP 432**  
**Rural Ponoka County, Alberta**

**MLS # A2220328**



**\$175,000**

**Division:** NONE

**Lot Size:** 5.29 Acres

**Lot Feat:** -

**By Town:** Ponoka

**LLD:** 10-43-23-W4

**Zoning:** A1

**Water:** None

**Sewer:** None

**Utilities:** -

Looking for the perfect spot to build your dream place in the country? This 5.29-acre parcel has been cleared, but still has plenty of beautiful trees and a great view. Zoned AG, so you've got tons of options, start a hobby farm, bring your animals, or just enjoy wide open space and privacy. There's an Atco trailer on site that's been gutted to the studs, ready for you to turn into a cozy home or use while you build. Plus, there are 2 RVs on the property currently being lived in, so it's already set up for living or rental. School bus access is available, and town is just a quick 15-minute drive away. If you're dreaming of quiet country living with space to grow and create, this is your chance!