

402 Sand Hills Drive
Rural Ponoka County, Alberta

MLS # A2132453



\$118,000

Division: Wolf Creek Village

Lot Size: 0.43 Acre

Lot Feat: Cul-De-Sac, On Golf Course, Pie Shaped Lot, See Remarks, Sloped, St

By Town: Ponoka

LLD: 2-42-26-W4

Zoning: Recreational Resort

Water: Public

Sewer: Public Sewer

Utilities: Electricity at Lot Line, Natural Gas at Lot Line, See Remarks

Build your Dream Home and enjoy peaceful country living backing onto Wolf Creek Golf Course! Located between Ponoka & Lacombe near Hwy 2 allowing for easy access to major centers and Edmonton International Airport. This is a sloping lot that would allow for a walk-out basement with an expansive view of the Golf Course and panoramic views of the sunset. Be the first to build in this enclave and enjoy a quiet little sanctuary of the community. Architectural and Landscape Guidelines are in place to protect your investment.