

## 130 & 132 Wolf Run Drive Rural Ponoka County, Alberta

**MLS # A2211725**



# \$99,900

**Division:** Wolf Creek Village

**Lot Size:** 0.48 Acre

**Lot Feat:** -

**By Town:** Ponoka

**LLD:** 2-42-26-W4

**Zoning:** 6

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

**DOUBLE LOT!!!** Located in Wolf Creek Village which is an upscale subdivision at the Wolf Creek Golf Course. The Seller has title to lots 2 & 3 and is selling BOTH for the listed price. Lot 2 is designated a reserve lot (No building allowed) so you can build your dream home on lot #3 and have the added privacy from the additional treed lot. This subdivision is located just a few minutes South of Ponoka or North of Lacombe, with an easy commute to either. Area features 36 holes of golf and a members only practice area are just down the road. Wolf Creek is on the municipal water system and has a private sewer system. Busing for school is nearby for both Lacombe & Ponoka. This lot has lots of trees, a very private location and is right beside municipal reserve land.