

# \$99,000 - 111 Wolf Run Drive, Rural Ponoka County

MLS® #A2127162

**\$99,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.41 Acres

Wolf Creek Village, Rural Ponoka County,  
Alberta

111 Wolf Run Drive delivers on some of the best Wolf Creek Village features. Firstly, there's a gentle, natural slope that sets up perfectly for a walkout design. (The owners have drawings that they may be willing to share.) Secondly, the view to East is a spectacular picture of natural beauty - grassland, flora/fauna, and there's a remarkable golf course tucked in there too. The tee boxes for the 18th hole on the Links are far enough away to keep your privacy, but close enough to watch the last tee shot of the day. Thirdly, the main Wolf Creek Village access is nearby... leaving the next owner with an extremely simple drive to connect to Hwy 2A or the QEII - making commuting for work or play a dream. Wolf Creek Village lots are a tremendous value considering the size, location, and municipal-like services. Ponoka and Lacombe are, essentially, an equal distance away for most of your supplies and activities. Red Deer and the south side of Edmonton are close as well.

## Essential Information

MLS® #	A2127162
Price	\$99,000
Bathrooms	0.00
Acres	0.41
Type	Land



Sub-Type	Residential Land
Status	Active

### Community Information

Address	111 Wolf Run Drive
Subdivision	Wolf Creek Village
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 0B3

### Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
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### Exterior

Lot Description	Cleared, Close to Clubhouse, Near Golf Course, On Golf Course, No Neighbours Behind, Sloped, Views
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### School Information

District	Wolf Creek School Division No. 72
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### Additional Information

Date Listed	April 29th, 2024
Days on Market	372
Zoning	RR

### Listing Details

Listing Office	Royal LePage Lifestyles Realty
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