

# \$170,000 - Lot 5 Rr 261, Rural Ponoka County

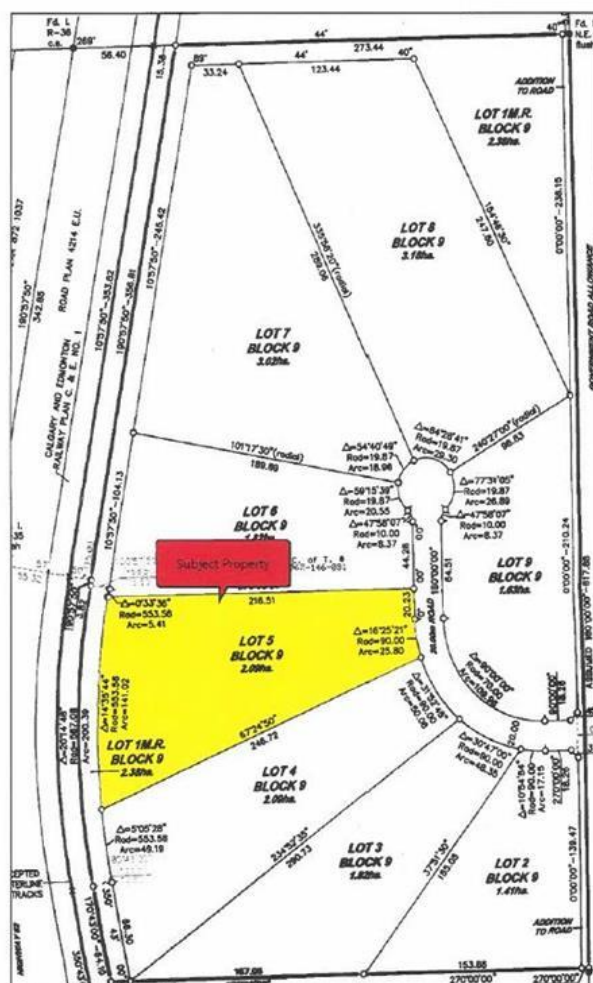
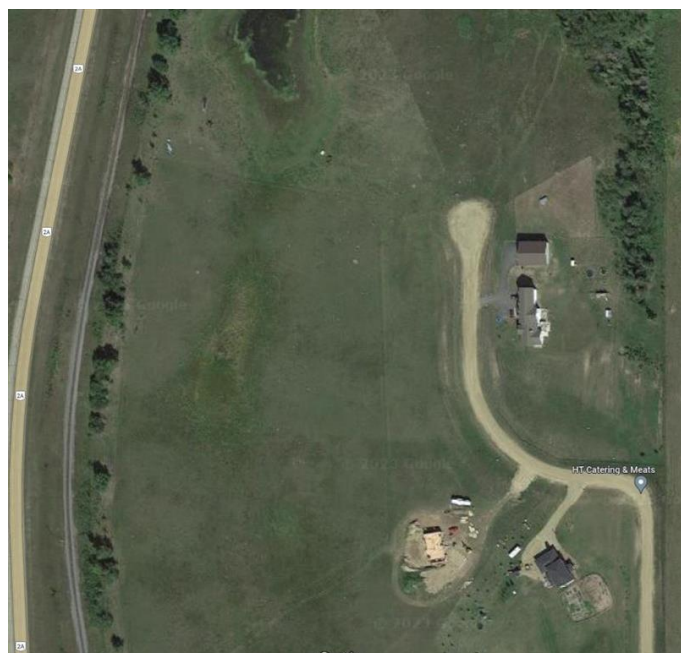
MLS® #A2200473

**\$170,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.16 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 building plans for your custom home, Shop-house or 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 to Ponoka - you are in the middle of it all . NOTE: GST is applicable and will be charged. No Mobile homes. Min. 1200 sq. ft. home required.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2200473         |
| Price     | \$170,000        |
| Bathrooms | 0.00             |
| Acres     | 5.16             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |              |
|-------------|--------------|
| Address     | Lot 5 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 | Near Golf Course, Irregular Lot, Open Lot, Rolling Slope |
|-----------------|--|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 61              |
| Zoning         | CR              |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.