

# \$170,000 - Lot 6 Rr 261, Rural Ponoka County

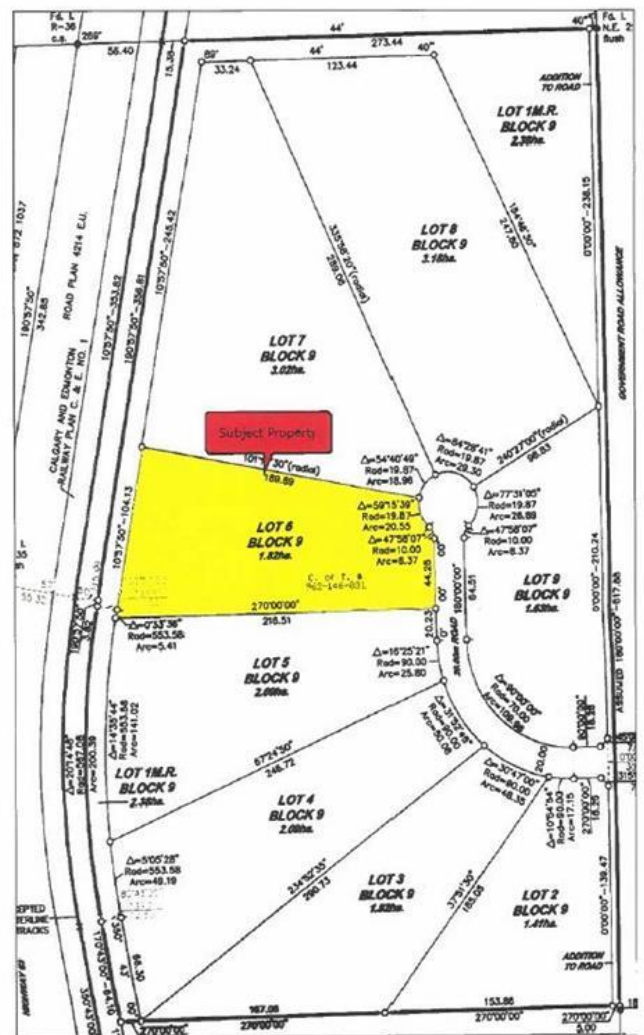
MLS® #A2200475

**\$170,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.50 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 plans for your custom home, your Shop-House or your 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 Minutes to Ponoka. NOTE: GST is applicable and will be charged. No Mobile homes. Min. 1200 Sq. Ft. home.



## Essential Information

MLS® #	A2200475
Price	\$170,000
Bathrooms	0.00
Acres	4.50
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Lot 6 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	Irregular Lot, Near Golf Course, Open Lot, Rolling Slope
-----------------	--

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	95
Zoning	CR

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.