

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

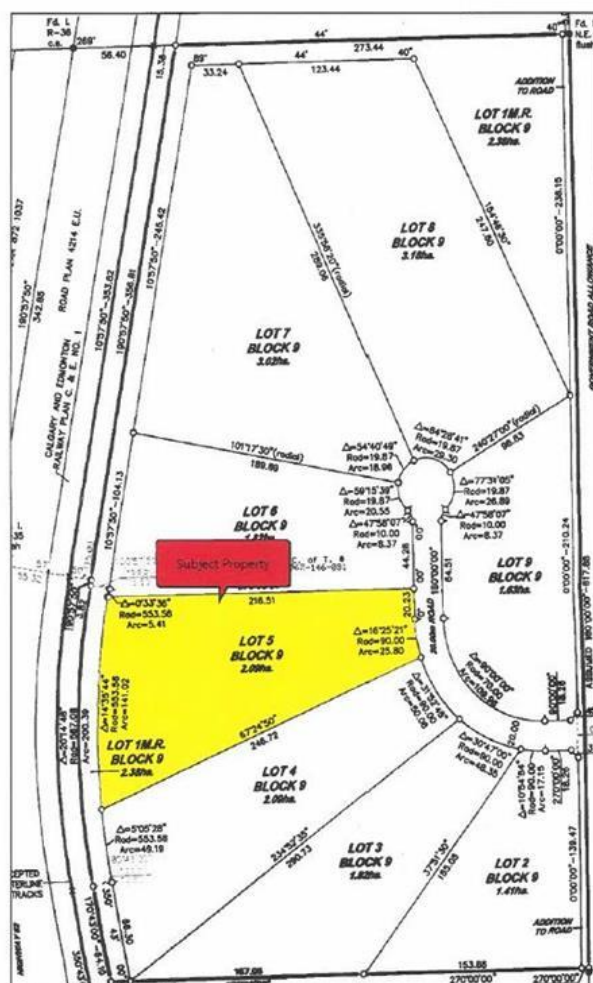
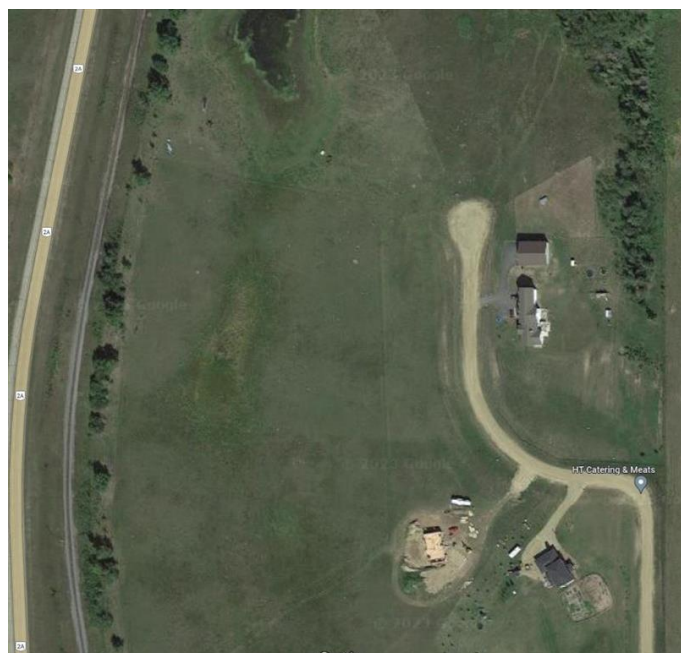
MLS® #A2200473

**\$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
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### **Exterior**

Lot Description	Near Golf Course, Irregular Lot, Open Lot, Rolling Slope
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### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	72
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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