

# \$2,500,000 - On Highway 771, Rural Ponoka County

MLS® #A2204466

**\$2,500,000**

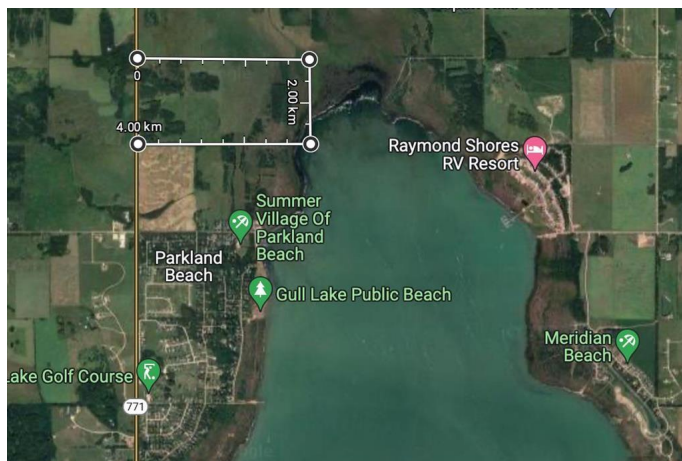
0 Bedroom, 0.00 Bathroom,  
Agri-Business on 151.65 Acres

NONE, Rural Ponoka County, Alberta

Half section of land that is also an excellent opportunity for a comprehensive development that supports the residential and recreational needs of an ever growing population in this area. Located north of Parkland Beach Marina at the north end of Gull Lake. Close to the marina, playground, boat launch, Jorgy's Store & Liquor Store laundromat, public beach and a beautiful golf course! 3 Land Titles being offered as one parcel for sale on this half section of land that borders Gull Lake. So many possibilities!! Land is zoned CR and sits within the West Gull Lake Overview Plan; ready for development. Speak to the County about the number of lots that can be created here - Ponoka County is very good to work with! Land has been used as pasture, could be cultivated and farmed for crops. Sells with LINC 0032276230 and LINC 0024838971. 4.7 acres was subdivided out of the NW quarter and the NE 151.65 acres is an unsubdivided quarter as it touches the edge of the lake. The lake is very shallow at this location.

## Essential Information

MLS® #	A2204466
Price	\$2,500,000
Bathrooms	0.00
Acres	151.65
Type	Agri-Business
Sub-Type	Agriculture



Status	Active
--------	--------

### Community Information

Address	On Highway 771
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### Additional Information

Date Listed	March 22nd, 2025
Days on Market	149
Zoning	CR

### Listing Details

Listing Office	Realty Executives Alberta Elite
----------------	---------------------------------

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.