

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

MLS® #A2204783

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Land on 309.87 Acres

NONE, Rural Ponoka County, Alberta

The property's location, physical and development attributes, as well as its possible future uses create an excellent opportunity for a comprehensive development that supports the residential and recreational needs of an ever growing population in this area. Located just north of Parkland Beach at the north end of Gull Lake. Close to the Marina & boat launch, playground, Jorgy's Store & Liquor store, laundromat, the public beach and a beautiful golf course. Currently there are 3 separate land titles offered for sale on this half section of land that borders the north end of Gull Lake. The 4.7 acre acreage 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. All three titles total 309.87+/- acres and are being offered as one parcel for sale. The land has always been used as pasture in the past, it could also be cultivated and farmed for crops. So many possibilities!! This property sits within the West Gull Lake Overview Plan and is zoned CR - ready for development if the buyer is looking for this. See documents in Supplements. Talk to the county about the number of lots that can be created here. Ponoka County is very good to work with! Sells with LINC 0032276230 and LINC 0024838971. Tax info to be verified. Land is currently rented as pasture for cattle.



## Essential Information

MLS® #	A2204783
Price	\$2,500,000
Bathrooms	0.00
Acres	309.87
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

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

### **Amenities**

Waterfront	Lake Front, See Remarks
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### **Exterior**

Lot Description	Farm, Lake, Near Golf Course, No Neighbours Behind, Pasture, See Remarks
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### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	29
Zoning	CR

### **Listing Details**

Listing Office	Realty Executives Alberta Elite
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