

# \$118,000 - 402 Sand Hills Drive, Rural Ponoka County

MLS® #A2132453

**\$118,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.43 Acres

Wolf Creek Village, Rural Ponoka County,  
Alberta

Build your Dream Home and enjoy peaceful country living backing onto Wolf Creek Golf Course! Located between Ponoka & Lacombe near Hwy 2 allowing for easy access to major centers and Edmonton International Airport. This is a sloping lot that would allow for a walk-out basement with an expansive view of the Golf Course and panoramic views of the sunset. Be the first to build in this enclave and enjoy a quiet little sanctuary of the community.

Architectural and Landscape Guidelines are in place to protect your investment.



## Essential Information

MLS® #	A2132453
Price	\$118,000
Bathrooms	0.00
Acres	0.43
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	402 Sand Hills Drive
Subdivision	Wolf Creek Village
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R3

## Amenities

Utilities See Remarks, Electricity at Lot Line, Natural Gas at Lot Line

## Exterior

Lot Description See Remarks, Sloped, Cul-De-Sac, On Golf Course, Pie Shaped Lot, Street Lighting

## Additional Information

Date Listed May 15th, 2024  
Days on Market 342  
Zoning Recreational Resort

## 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.