

# \$112,000 - 406 Sand Hills Drive, Rural Ponoka County

MLS® #CA0105159

**\$112,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.40 Acres

Wolf Creek Village, Rural Ponoka County,  
Alberta

Wolf Creek - One of Canada's great golf courses. The value of this lot is undeniable. The location is ideal - country living with easy access to pavement (QEII and Hwy 2A). Only minutes away from all that the City of Lacombe and Town of Ponoka offer with regards to shopping, schools, and other activities. Wolf Creek residents commute easily to Red Deer, Edmonton, Calgary, and beyond. Snowbirds? Semi-Retired? Work related travel? Edmonton International Airport is an easy 45 minute drive. Compare the cost of a small city lot in your community to this bargain. One could take the money saved on this perfectly located lot and begin construction on the perfect home. Do you want to build your next home on an costly and cramped city lot or are you looking for something better? Wolf Creek is well manicured during the golf season and, rest assured, Mother Nature takes care of your beautiful surroundings and provides you with peaceful country view all year round. What a terrific time and place to build.

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | CA0105159 |
| Price     | \$112,000 |
| Bathrooms | 0.00      |
| Acres     | 0.40      |
| Type      | Land      |



|          |                  |
|----------|------------------|
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 406 Sand Hills Drive |
| Subdivision | Wolf Creek Village   |
| City        | Rural Ponoka County  |
| County      | Ponoka County        |
| Province    | Alberta              |
| Postal Code | T4J 0B3              |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Exterior

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Lot Description | Corner Lot, Cul-De-Sac, Irregular Lot, Near Golf Course, Private, Sloped, Views |
|-----------------|---------------------------------------------------------------------------------|

### School Information

|          |                                   |
|----------|-----------------------------------|
| District | Wolf Creek School Division No. 72 |
|----------|-----------------------------------|

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2017 |
| Days on Market | 3385          |
| Zoning         | RR            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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