

**13, 14021 53 Highway
Rural Ponoka County, Alberta**

MLS # A2263765



\$249,000

Division: Poor Man's Flats

Lot Size: 10.11 Acres

Lot Feat: -

By Town: Ponoka

LLD: 32-42-1-W5

Zoning: CR

Water: None

Sewer: -

Utilities: -

Visit REALTOR® website for additional information. One-of-a-kind, fully serviced with gas and power, treed acreage in the final phase of Poorman Flats, just minutes from Gull Lake. Behind a secure gated entrance, this property offers exceptional privacy, natural beauty, and the perfect place to build your dream home. Lot #13 spans 10.11 acres with an expansive building site ideal for a walkout design. The lot is fully serviced with power and natural gas, and fibre optic internet is available nearby. The subdivision features walking trails through a naturally treed landscape, abundant wildlife, and access to kayaking and canoeing within walking distance.