

**4, 15015 Township Road 424 Township
Rural Ponoka County, Alberta****MLS # A2266520****\$109,900****Division:** NONE**Lot Size:** 3.99 Acres**Lot Feat:** -**By Town:** Rimbey**LLD:** 19-42-1-W5**Zoning:** CR**Water:** Well**Sewer:** -**Utilities:** -

3.98 acres located just east of Rimbey! Close to Amenities like the Hospital, a boat launch with a beach, and less than an hour from many top-rated golf courses. This property offers privacy with plenty of trees and enough space for your horse or other family pets to wander and graze. Enjoy a friendly neighbourhood atmosphere, set apart from bigger city life, while experiencing the convenience of a short drive to Rimbey and Gull Lake. Build your dream home, get some fresh air, and take in that sunrise! These lots are not currently hooked up to utilities, but utility lines are located near the lot for easy hookup. The county has pre-approved Township Road 424 for paving, and it is expected to be completed in the near future! Note: Restricted covenant point 18. A fee of five thousand (\$5,000.00) dollars, in addition to the purchase price for a lot, shall be paid to the developer (Land Owner or successor if any) by the first purchaser(s) of any single lot as an improvement levy for future road construction, such amount to then be forthwith paid by the developer to Ponoka County for such purpose.