

# \$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                      Electricity at Lot Line, Natural Gas at Lot Line, See Remarks

**Exterior**

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

**Additional Information**

Date Listed                      May 15th, 2024  
Days on Market                449  
Zoning                              Recreational Resort

**Listing Details**

Listing Office                      RE/MAX real estate central alberta

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