



**421057 Range Road 284 # 39 Rural Ponoka County, AB T0C 2J0**

**Land**  
**Active**

**A2170363**

W: 4 R: 28 T: 42 S: 9 Q: NW **DOM:** 217 **LP:** \$84,900.00  
**PD:** **OP:** \$84,900.00



<b>Class:</b>	Residential Land	<b>LP/Acre:</b>	\$64,318.18
<b>County:</b>	Ponoka County	<b>Trans Type:</b>	For Sale
<b>City:</b>	Rural Ponoka County	<b>District:</b>	
<b>Levels:</b>		<b>Tax Amt/Yr:</b>	\$109.66/2024
<b>Subdivision:</b>	Skyview Pointe		
<b>Possession:</b>	Immediate		
<b>LINC#:</b>	<a href="#">0035465435</a>		
<b>Outbuildings:</b>			
<b>Rd Frontage:</b>	Municipal Road	<b>Lot Size:</b>	1.32 Ac
<b>Zoning:</b>	3		
<b>Legal Desc:</b>	Lt 39 Blk 2 PL 1224743	<b>Lot:</b>	39
<b>Legal Pln:</b>	1224743 <b>Blk:</b> 2		
<b>Title to Lnd:</b>	Fee Simple	<b>Ownership:</b>	
<b>Exclusion:</b>	No	<b>SRR:</b>	No
<b>Sewer/Septic:</b>		<b>Condo:</b>	No
<b>Disclosure:</b>	No Disclosure		
<b>Reports:</b>	None		
<b>Restrictions:</b>	None Known		

**Public Remarks:** LAKE VIEW beside Gull Lake, One of top Calgary and Edmonton get a ways . This 1.32 acre lot is on pavement & under \$ 100,000.00 is bargain price for a quick sale.. You can build on it yourself or have any number of top builders in the area build your dream come true. Own it and build whenever you would like, no time restriction. County of Ponoka is one of the easiest counties to work with. This opportunity is only 2 hours from Calgary, 1 -1/2 hours from Edmonton, 30 minutes from Red Deer, and only 10 minutes to the village of Gull Lake.. This piece of paradise is an easy bike ride to the lake shore.

**Directions:** West of Lacombe on Highway 12, North on Hwy 792 (Woody Nook Rd.) 16 km to TWP Rd (Meadow Brook Rd,) , turn left go west 5 Km to Rng Rd 285, turn left (head south) approx. 300 meters , Skyview Pointe is on the left , the lot is the First property on the right.

**Property Information**

**Fencing:** None  
**911 Addr:**  
**Dist to Trans:**  
**Irrigation Eqp:**  
**Road Access:**  
**Lot Dim:**  
**Front Exp:**  
**Water GPM:**  
**Depth of Well:**  
**Reg Wtr Rgt:**  
**Bus Service:**  
**Elem School:**  
**Jr/Mid Schl:**  
**High School:**  
**Amenities:**  
**Exterior Feat:**  
**Utilities:**  
**Access Feat:**  
**Goods Include:** none  
**Goods Exclude:** none

**Water Supply:**  
**# Parcels:**  
**Dist to School:**  
**Farm Eqp Inc:**  
**Front Length:**  
**Lot Depth:** M '  
**Local Imprv:**  
**Acres Cleared:**  
**Acres Irrigat:**  
**Acres Fenced:**  
**Acres Cultivtd:**  
**Acres Pasture:**  
**Acres Lsehd:**  
**Acres Treed:**  
**Total Acres:** 1.32

**Printed Date:** 05/07/2025 3:37:09 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).