# \$94,900 - 414 Sand Hills Drive, Rural Ponoka County

MLS® #A2194610

### \$94,900

0 Bedroom, 0.00 Bathroom, Land on 0.36 Acres

Wolf Creek Village, Rural Ponoka County, Alberta

414 Sand Hills Drive is a gorgeous walkout lot at Wolf Creek Village. The land features a hilltop view of the pond, golf course, and Mother Nature's countryside. The sloping terrain is perfectly suited for a walkout home. A number of new homes are currently being constructed in the Village. The legendary Wolf Creek Golf Resort is conveniently located between Edmonton and Calgary... just off the QEII and Hwy 2A with quick access to the two closest communities - the Town of Ponoka and the City of Lacombe. Now with new ownership/management, the golf course is recapturing its former glory. The location also provides easy access to year-round recreational opportunities found in Central Alberta such as J.J. Collett Natural Area, Gull Lake, Rocky Mountain House, etc.

#### **Essential Information**

MLS® # A2194610

Price \$94,900

Bathrooms 0.00

Acres 0.36

Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address 414 Sand Hills Drive







Subdivision Wolf Creek Village

City Rural Ponoka County

County Ponoka County

Province Alberta
Postal Code T4J 0B3

#### **Exterior**

Lot Description Native Plants, Reverse Pie Shaped Lot, Views, Sloped

#### **School Information**

District Wolf Creek School Division No. 72

#### **Additional Information**

Date Listed February 14th, 2025

Days on Market 262 Zoning RR

## **Listing Details**

Listing Office Royal LePage Lifestyles Realty

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