

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.