



780-832-5880

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402 Sand Hills Drive  
Rural Ponoka County, Alberta

MLS # A2277718



**\$112,900**

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**Division:** Wolf Creek Village

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**Lot Size:** 0.43 Acre

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**Lot Feat:** Cul-De-Sac, On Golf Course, Pie Shaped Lot, See Remarks, Sloped, St

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**By Town:** Ponoka

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**LLD:** 2-42-26-W4

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**Zoning:** Recreational Resort

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**Water:** Public

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**Sewer:** Public Sewer

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**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line, See Remarks

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Build your Dream Home and enjoy peaceful country living backing onto Wolf Creek Golf Course! This well established subdivision is 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. Architectural and Landscape Guidelines are in place to protect your investment.