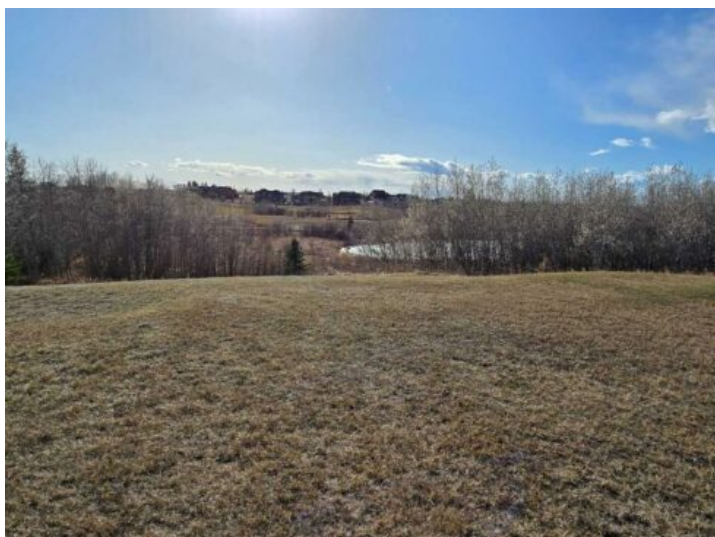


**414 Sand Hills Drive
Rural Ponoka County, Alberta**

MLS # A2194610



\$94,900

Division: Wolf Creek Village

Lot Size: 0.36 Acre

Lot Feat: Native Plants, Reverse Pie Shaped Lot, Sloped, Views

By Town: Ponoka

LLD: 2-42-26-W4

Zoning: RR

Water: Public

Sewer: Other

Utilities: -

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.