

# **\$200,000 - 252036 Township Road 431, Ponoka**

MLS® #A2184985

**\$200,000**

0 Bedroom, 0.00 Bathroom,  
Land on 31.57 Acres

NONE, Ponoka, Alberta

Discover the perfect blend of tranquility and convenience with this picturesque 32.25-acre property in Ponoka County. Located just a short drive from the Town of Ponoka, this expansive acreage offers a unique opportunity to own a slice of Alberta's natural beauty. This acreage is a true gem, featuring extensive fenced/cross fenced pasture land perfect for livestock or equestrian use. The large pond provides a serene backdrop and offers recreational opportunities. The hilltop location of the 1970 mobile home site affords breathtaking panoramic views of the waterfront, making it an ideal spot for an RV getaway. Debris will have to be removed from the mobile site. The site is serviced, including access to power, natural gas, a septic tank, and a water well. There are many possibilities for those looking to escape the hustle and bustle and enjoy a peaceful rural lifestyle. Whether you want to pasture some animals or enjoy a recreational retreat, this acreage has the potential to make your vision a reality.

Directions: If you are in Ponoka and are driving on Hwy 53, Go North on 38 Street. Turn Right onto Township Rd 431 and continue for 1.7 km.

The property will be on your left ( 252036 Twp Rd 431. )



## **Essential Information**

MLS® #	A2184985
Price	\$200,000
Bathrooms	0.00
Acres	31.57
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	252036 Township Road 431
Subdivision	NONE
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1R1

### Amenities

Is Waterfront	Yes
Waterfront	Pond

### Exterior

Lot Description	Few Trees, Pasture, Sloped, Waterfront
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### Additional Information

Date Listed	January 30th, 2025
Days on Market	91
Zoning	AG

### Listing Details

Listing Office	Century 21 Maximum
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