



**2, 284029 Township Road 422 , Rural Ponoka County, Alberta - \$239,100**



Main Photo

## Property Description

If you've been picturing the perfect home — morning coffee with lake views, afternoons on the water, and evenings under star-filled skies — this 3.96-acre property in Heartland Country Estates is ready to make it happen.

Just a short stroll to Gull Lake with convenient dock access, this land offers peace, privacy, and a setting that feels like vacation every day. You're also just 25 minutes from Lacombe or Ponoka, so you can enjoy both small-town charm and easy access to amenities.



The property includes a spacious 20x30 garage to store your building materials or lake toys, a capped deep well for future water needs, and power at the property line, making it that much easier to break ground on your dream.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: eXp Realty*



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