

# \$108,000 - 513 Dunes Ridge Drive, Rural Ponoka County

MLS® #A1203816

**\$108,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.38 Acres

Wolf Creek Village, Rural Ponoka County,  
Alberta

Wolf Creek. One of Canada's great golf courses. The value of this lot is undeniable. The location is ideal... country living with easy access to pavement, the QEII, and Hwy 2A. Only minutes away from all that the City of Lacombe and Town of Ponoka offer with regards to shopping, schools, and other activities. Wolf Creek residents commute easily to Red Deer, Edmonton, Calgary, and beyond. Snowbirds? Semi-Retired? Work related travel?... Edmonton International is an easy 45 minute drive and the Calgary Airport is handy too. Compare the cost of a small city lot in your community to this bargain. One could take the money saved on this perfectly located lot and build your next home right away. Ask yourself... do I want to build a brand new house on an costly and cramped city lot or am I looking for something better? Wolf Creek is well manicured during the golf season and, rest assured, Mother Nature takes care of your surroundings and provides you with a peaceful country view all year round. What a great opportunity to build! No well to be drilled... the properties at Wolf Creek Villages are tied into the Red Deer River water supply and a communal septic system.



## Essential Information

MLS® #	A1203816
Price	\$108,000

Bathrooms	0.00
Acres	0.38
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	513 Dunes Ridge Drive
Subdivision	Wolf Creek Village
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 0B3

### **Exterior**

Lot Description	Views, Near Golf Course, Sloped, Street Lighting
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### **School Information**

District	Wolf Creek School Division No. 72
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### **Additional Information**

Date Listed	April 7th, 2022
Days on Market	1120
Zoning	RR

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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