

# \$94,900 - 414 Sand Hills Drive, Rural Ponoka County

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MLS® #A2194610

**\$94,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.36 Acres

Wolf Creek Village, Rural Ponoka County,  
Alberta

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.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2194610         |
| Price     | \$94,900         |
| Bathrooms | 0.00             |
| Acres     | 0.36             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

Address 414 Sand Hills Drive



|             |                     |
|-------------|---------------------|
| Subdivision | Wolf Creek Village  |
| City        | Rural Ponoka County |
| County      | Ponoka County       |
| Province    | Alberta             |
| Postal Code | T4J 0B3             |

## Exterior

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Lot Description | Native Plants, Reverse Pie Shaped Lot, Views, Sloped |
|-----------------|------------------------------------------------------|

## School Information

|          |                                   |
|----------|-----------------------------------|
| District | Wolf Creek School Division No. 72 |
|----------|-----------------------------------|

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 280                 |
| Zoning         | RR                  |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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