

# \$99,000 - 125 Wolf Run Drive, Rural Ponoka County

MLS® #A1193584

**\$99,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.39 Acres

Wolf Creek Village, Rural Ponoka County,  
Alberta

125 Wolf Run Drive is a very desirable (roughly 0.39 acre) lot backing onto the amazing Par 3, 17th hole. It's situated between two fully completed and beautifully landscaped neighboring properties. Construct your dream home and enjoy life at the Wolf.

Living in this friendly country residential community is simply awesome. Wolf Creek is one of Canada's top golf resorts with its venerable Old Course, challenging Links Course, welcoming practice facility, and campground. The County of Ponoka provides great service along with reasonable taxes. The Village has 'municipal style' services. Unlike many country lots, a well and full septic system is not required as you will connect to the Red Deer River water supply and an environmentally friendly communal sewer system. Wolf Creek is conveniently located between Lacombe and Ponoka and all their amenities. Easy access to the QEII and Hwy 2A is ideal for commuters who want to travel to Edmonton, Red Deer, and Calgary in good time. School busing for both Lacombe and Ponoka is nearby. Architectural and landscaping guidelines are in place to protect your investment.



## Essential Information

MLS® #

A1193584

Price	\$99,000
Bathrooms	0.00
Acres	0.39
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	125 Wolf Run Drive
Subdivision	Wolf Creek Village
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4J 0B3

### **Amenities**

Utilities	Electricity at Lot Line, Natural Gas at Lot Line, Water At Lot Line
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### **Exterior**

Lot Description	On Golf Course, Views
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### **School Information**

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

Date Listed	March 14th, 2022
Days on Market	1123
Zoning	RR

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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