

# \$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 |
|-----------|---------------------------------------------------------------------|

### Exterior

|                 |                       |
|-----------------|-----------------------|
| Lot Description | On Golf Course, Views |
|-----------------|-----------------------|

### School Information

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2022 |
| Days on Market | 1248             |
| Zoning         | RR               |

### Listing Details

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

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