

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

MLS® #A2248217

**\$239,100**

0 Bedroom, 0.00 Bathroom,  
Land on 3.96 Acres

Heartland Country Estates, Rural Ponoka County, Alberta

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.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2248217         |
| Price     | \$239,100        |
| Bathrooms | 0.00             |
| Acres     | 3.96             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |



**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 2, 284029 Township Road 422 |
| Subdivision | Heartland Country Estates   |
| City        | Rural Ponoka County         |
| County      | Ponoka County               |
| Province    | Alberta                     |
| Postal Code | T4J1V9                      |

**Exterior**

|                 |            |
|-----------------|------------|
| Lot Description | Corner Lot |
|-----------------|------------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 73                |
| Zoning         | 3                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.