

# \$3,998,500 - 2910 & 2920 35 Street, Ponoka

MLS® #A2190181

**\$3,998,500**

0 Bedroom, 0.00 Bathroom,  
Land on 158.74 Acres

NONE, Ponoka, Alberta

Unique Investment Opportunity; This Quarter Section located in a Prime Location with easy access to Highways 2, 2A, and 53. It includes two titles and a Structural Development Plan available for discussion with the Town of Ponoka; there may be the possibility of development into Country Residential Acreages in the future. Located at the town's edge, it is near local amenities like a golf course, as well as a major Equestrian Event Center, enhancing its appeal. The town is known for hosting significant Equestrian Events, including Canada's™ second largest Professional Rodeo and the World Professional Chuck Wagon Races. The property is well-connected with a nearby local airport and is only 40 minutes from the International Airport in Nisku, near Edmonton. Medical Professionals would benefit from its access to over 25 hospitals within an hour's drive. The land is currently being used for farming and grazing, while also offering great potential for future development, making it Prime Real Estate in Alberta with a variety of possible uses and excellent growth prospects or if you simply want to park some money and buy the land for future investment.

## Essential Information

MLS® #	A2190181
Price	\$3,998,500



*Endless Possibilities*



**CALL ANN CRAFT 403-357-8628**



**Bare Land**

**Development**

**Investment**

Bathrooms	0.00
Acres	158.74
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	2910 & 2920 35 Street
Subdivision	NONE
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1A7

### Additional Information

Date Listed	February 28th, 2025
Days on Market	140
Zoning	UR

### Listing Details

Listing Office	Realty Executives Alberta Elite
----------------	---------------------------------

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.