

# \$1,145,000 - 7005 Highway 53, Ponoka

MLS® #A2188780

**\$1,145,000**

0 Bedroom, 0.00 Bathroom,  
Land on 115.61 Acres

NONE, Ponoka, Alberta

Development property with total of 115.61 acres within town of Ponoka limits. The land is divided in 2 titles and can be purchased as one complete package or separately. Ideal central Alberta location on the west side of Ponoka with high traffic exposure off highway 53 and only a minute from the QE2 highway. This property will accommodate multiple development possibilities, current zoning is UR and can be changed to suit development needs such as highway commercial, light industrial, heavy industrial, residential acreage etc. The individual land parcels consist of 66.17 with potential Highway 53 access, (MLS #A2188775) and 49.44 acres(MLS #A2188777).

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2188780        |
| Price     | \$1,145,000     |
| Bathrooms | 0.00            |
| Acres     | 115.61          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7005 Highway 53 |
| Subdivision | NONE            |
| City        | Ponoka          |



|             |               |
|-------------|---------------|
| County      | Ponoka County |
| Province    | Alberta       |
| Postal Code | T4J 1K3       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 120                |
| Zoning         | UR                 |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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.