

# \$9,834,000 - 3500 35 Street, Ponoka

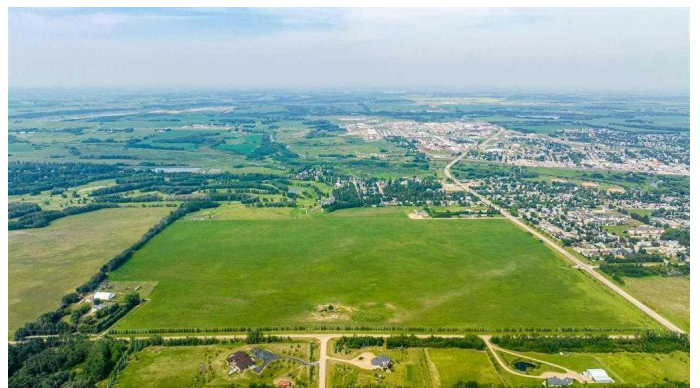
MLS® #A2166097

**\$9,834,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 144.83 Acres

NONE, Ponoka, Alberta

Investors / Developers / Farmland / Entrepreneurs. Here it is!! 144.83 Acres Located on the South-East corner of Ponoka as you are headed East on Highway #53. This parcel of land is now annexed to the town and has a Structural Plan with Commercial Highway Frontage / potential for 400 Single Family Residences / plus with town approval, a possibility to develop Multi Residences and Duplexes. The location of this property lends itself to potentially being one of the Nicer Developed Subdivisions in Central Alberta. The property has possibilities of Walkouts. The East Side of this property is lined with Mature Spruce Trees, which add to value already in place and aesthetics for a Nicely Landscaped Development. You have a View of the Battle River Ponoka Valley; which is only enhanced in the evening with the Night Lights of Ponoka. Ponoka attributes are beautiful countryside / quick access to Hi-way 2 / Red Deer / Edmonton / University of Alberta in Edmonton / Edmonton International Airport. Ponoka has its own local airport, presently doing expansions. The West side of this property backs onto Ponoka's own Beautiful Golf Course. Closely located near one of Alberta's Top Rated Golf Courses. " Ponoka is also home to a major Equestrian Event Center " mins from this property . Also this property is centrally located for easy access to all major racetracks which is a multi million dollar industry in Alberta. [ Alberta is home to 37% of all horses in Canada ]. Ponoka has two local hospitals,



one is a Major Brain Injury Hospital and Mental Health Centre in Alberta, plus this property location has access to a min of 25 hospitals in Central Alberta within an hour drive for anyone in the medical profession looking for local employment opportunities or development. And let us not forget the annual Tourist Attraction, "The Ponoka Stampede"; the second largest Pro Rodeo and World Professional Chuckwagon Races in Canada!! The farmland is presently in hay [approx. 598 bales off land "seller would be willing to rent back farm land until developed"] Another Bonus to this property is there is another 5.4-acre acreage with an upper end 2 story home with a covered veranda / double front attached garage / and a front paved horseshoe driveway that adds to the Stately Country Charm. The acreage property is fenced and cross fenced and has a fabric Quonset. Another feature the 5.4 acres neighbors the local golf course. Acreage property to be sold separately after Bare Land is sold or a Possibility to purchase all collectively. So here are your Options: buy all the properties so you can live and farm and develop the Bare Land, or buy just the Bare Land and start Developing this Piece Of Property to the Outstanding Potential It Has on So Many Levels. So "Build It And They Will Come" (Water and Sewer are at the north west corner of property; Ready for easy development.)

## Essential Information

MLS® #	A2166097
Price	\$9,834,000
Bathrooms	0.00
Acres	144.83
Type	Agri-Business
Sub-Type	Agriculture

Status                      Active

**Community Information**

Address                    3500 35 Street  
Subdivision                NONE  
City                        Ponoka  
County                      Ponoka County  
Province                    Alberta  
Postal Code                T4J 1A8

**Additional Information**

Date Listed                September 15th, 2024  
Days on Market            218  
Zoning                      UR

**Listing Details**

Listing Office              Realty Executives Alberta Elite

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