

# \$5,700,000 - 7706 Highway 53, Ponoka

MLS® #A2129070

**\$5,700,000**

0 Bedroom, 0.00 Bathroom,  
Land on 156.52 Acres

NONE, Ponoka, Alberta

Here is a chance to own 156.52 acres on highway 2 and highway 53 giving it maximum exposure right off the cloverleaf overpass. Currently used as farmland this piece of property is annexed in to the Town of Ponoka for future commercial development. Location and visibility make this an excellent parcel to invest in for a future business in the heart of Central Alberta. This property is located less than an hour to Edmonton International Airport, 30 mins to Red Deer and only 1.3 miles to Ponoka. Close to all the amenities and Central Alberta's workforce this property is very attractive for future development.

## Essential Information

MLS® #	A2129070
Price	\$5,700,000
Bathrooms	0.00
Acres	156.52
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	7706 Highway 53
Subdivision	NONE
City	Ponoka
County	Ponoka County
Province	Alberta



Postal Code T4J 1R2

## Exterior

Lot Description Farm, See Remarks

## Additional Information

Date Listed May 1st, 2024

Days on Market 483

Zoning Urban Reserve (UR)

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.