

# \$74,900 - 140 Bruhn Boulevard, Rural Ponoka County

MLS® #A2217354

**\$74,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.80 Acres

Westlake Estates, Rural Ponoka County,  
Alberta

STUNNING ACREAGE (1.80 +/- acres) situated in Westlake Estates, with views of Gull Lake. Located across from the summer village of Parkland Beach, the Community of Sunnyside with the Gull Lake Golf Course, RV Heaven and Marina, Stoners Landing Boat Launch, Jorgy's Hotspot Convenience store and a public beach. Lots of activities to enjoy within close proximity while still maintaining your own space and privacy. Spring and stream fed Gull Lake has a stabilization system to pump water from the Blindman River to maintain its level. Gull Lake offers natural beauty, wildlife, and recreational opportunities that are unmatched - see one sunset on the lake and we are sure you will agree!!! Nearby are the full-service communities of Ponoka, Rimbey, Lacombe, Bentley, and Red Deer where festivals, rodeos, shopping, dining and entertainment options are endless. This lot has existing 3 strand barbed wire fence on the backside. Conveniently located on paved secondary highway 771. The subdivision is architecturally controlled with restrictive covenants in place to ensure quality of future developments, with oversight through an HOA (Home Owners Association) (\$50.00/ann.) Utilities are at front of property.



## Essential Information

MLS® #

A2217354

Price	\$74,900
Bathrooms	0.00
Acres	1.80
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	140 Bruhn Boulevard
Subdivision	Westlake Estates
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4N 4E7

### Amenities

Amenities	None
Utilities	None

### Exterior

Lot Description	Irregular Lot
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### School Information

District	Wolf Creek School Division No. 72
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### Additional Information

Date Listed	May 3rd, 2025
Days on Market	53
Zoning	Residential Land
HOA Fees	50
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Maximum
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