

# \$249,900 - 416 Sunnyside 400 Place, Rural Ponoka County

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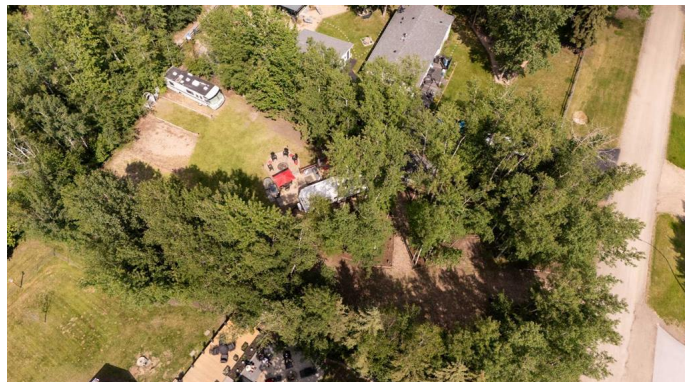
MLS® #A2228360

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.46 Acres

Sunnyside, Rural Ponoka County, Alberta

Have you been patiently searching and waiting for that perfect lake lot to appear? One with not only great neighbours and community but, treed, landscaped and freedom to design a lakeside retreat or build your dream home on? Located on a peaceful cul-de-sac, steps from the beach and serviced - look no further - your perfect lake lot has arrived! With already built approach and spacious front drive, this lot has an excellent mix of sun, shade, parking and green space. Power has been brought on to the property servicing the well (2008) and 2 additional power pedestals. Rainy day? The hang out shack makes a great spot to play some cards, listen to music or just relax with friends and family out of the elements. Also powered with lighting, good sized windows and hookups for electric heat; let your ideas soar! Septic tank (950 g, put in 2008) currently features Y septic service for added convenience. Off the main site, enjoy the sun on a well built tiered deck. Additional improvements include fire pit area perfect for outdoor cooking and entertaining and then towards the north side; find the 3 tiered parking stalls along the pathway to Parkland Beach. Ideas for building? The tiered features have you off to beautiful potential for a walk out. Multiple storage structures are also included. The lake life is calling. Go ahead and answer!!



## Essential Information

MLS® #	A2228360
Price	\$249,900
Bathrooms	0.00
Acres	0.46
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	416 Sunnyside 400 Place
Subdivision	Sunnyside
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

## Amenities

Utilities	Electricity Available, Garbage Collection, High Speed Internet Available, Sewer Available, Water Available
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## Exterior

Exterior Features	Fire Pit, Other, RV Hookup, Storage
Lot Description	Cul-De-Sac, Environmental Reserve, Gentle Sloping, Landscaped, Lawn, Near Golf Course, Near Ski Hill, Private, Rectangular Lot, Treed

## Additional Information

Date Listed	June 6th, 2025
Days on Market	15
Zoning	LR

## Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.
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