

# \$67,400 - 140 Bruhn Boulevard, Rural Ponoka County

MLS® #A2217354

**\$67,400**

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     | \$67,400         |
| 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 |
|-----------------|---------------|

### School Information

|          |                                   |
|----------|-----------------------------------|
| District | Wolf Creek School Division No. 72 |
|----------|-----------------------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | May 3rd, 2025    |
| Days on Market | 174              |
| Zoning         | Residential Land |
| HOA Fees       | 50               |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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