



GRASSROOTS
REALTY GROUP

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**72 64009 TWP Road 704 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2108940



\$194,900

Division: The Ranch

Lot Size: 2.74 Acres

Lot Feat: Level, Many Trees, Meadow

By Town: Grande Prairie

LLD: 20-70-6-W6

Zoning: CR-2

Water: -

Sewer: -

Utilities: -

Are you looking for the perfect land to build your dream home? This acreage in The Ranch is just right! 2.74 acres with a nice mix of mature trees and open area that's ready for your new build. This subdivision is located just 5km south of the City, has utilities to the property line, including City water, and is close to Wapiti Nordic Ski Trails, Nite Hawk Ski Hill and a short drive from the Dunes Golf and Country Club. There's pavement to the subdivision and you'll love the beautiful drive home! GST is applicable.