



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**NW-35-71-7-W6, Range Road 72 Range Road 72  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2219425**



**\$290,000**

**Division:** NONE

**Lot Size:** 119.30 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 35-71-7-W6

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

Unique DEVELOPMENT opportunity to acquire 119.3 acres of prime agricultural land on the serene HERMIT LAKE, conveniently located just minutes from Grande Prairie. This remarkable property, situated at the end of a quiet dead-end road, boasts over 1,700 FEET of BEAUTIFUL SHORELINE and approximately 45 ACRES of ELEVATED, DEVELOPABLE LAND, offering a blank canvas for your vision. Hermit Lake is a hidden gem known locally to have a tranquil atmosphere with an abundance of wildlife, including trumpeter swans, moose, and deer. The lake's UNDEVELOPED SHORELINE creates an idyllic setting for those looking to establish a lakeside retreat or a nature-focused development. This property holds immense potential for a variety of uses, including: RESIDENTIAL DEVELOPMENT: Imagine a stunning lakeside subdivision, an exclusive estate community, or a multi-generational retreat, all benefiting from breathtaking views and direct access to nature. COMMERCIAL & AGRI-BUSINESS Ventures: Whether you envision a wellness center, youth camp, an eco-friendly resort, or a thriving greenhouse operation, the property's water access, fertile soil, and peaceful environment are ideal for cultivating produce, florals, or cannabis. BUILD-READY LAND: The northwestern 45 acres are elevated and well-drained, providing a solid foundation for construction. The remaining land offers environmental preservation opportunities, natural habitat, or recreational space. The strategic location of this property offers the best of both worlds: PROXIMITY: Situated just 7 miles west and 1 mile north of Grande Prairie, you are minutes away from the airport, Costco, schools, and essential infrastructure. PRIVACY & ACCESSIBILITY: Enjoy the seclusion offered by its tucked-away location while still maintaining excellent accessibility. With no existing buildings on the land, you have complete FREEDOM to DESIGN, zone, and build according to your specific vision. Whether you are considering your next significant development project, planning a greenhouse enterprise, or looking to create a lasting legacy property, this land on Hermit Lake offers an unparalleled foundation. Let's discuss how we can work together to unlock the full potential of this exceptional property and build something truly enduring.