



**GRASSROOTS**  
REALTY GROUP

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**12, 72030 704A Township**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2233811**



**\$179,900**

**Division:** Wapiti Heights Estates

**Lot Size:** 3.52 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 27-70-7-W6

**Zoning:** CR-5

**Water:** Other

**Sewer:** -

**Utilities:** -

Build your dream home in the desirable Wapiti Heights Estates! This private treed 3.52 acre lot offers the perfect mix of space and tranquility just minutes from Grande Prairie. The property is partially cleared with a gated entrance already in place, providing added security and easy access. CR-5 zoning allows for wide range of residential and small-scale agricultural uses. Power and gas are available at the lot line, making this an ideal opportunity to create your ideal acreage retreat.