



**GRASSROOTS**  
REALTY GROUP

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**29, 25039 Township Road 722**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2233830**



**\$94,900**

**Division:** Rio Bend Estates

**Lot Size:** 3.17 Acres

**Lot Feat:** -

**By Town:** Bezanson

**LLD:** 7-72-2-W6

**Zoning:** CR-4

**Water:** None

**Sewer:** -

**Utilities:** -

One of three adjoining vacant lots for sale in Rio Bend Estates. Located 25 minutes east of Grande Prairie, just a few minutes away from the hamlet of Bezanson, overlooking the Smoky River valley is this fantastic 3.17 acre parcel. Buy the lot, pick your plan, and choose your own builder. And with a lot for sale on either side you could double up your land size or have your friend or family member buy beside you and know who your neighbors will be! Take a drive out and have a look or contact your favorite Real Estate Professional for more information.