



**GRASSROOTS**  
REALTY GROUP

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**42 713019 Range Road 71**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2239059**



**\$194,900**

**Division:** NONE

**Lot Size:** 2.52 Acres

**Lot Feat:** -

**By Town:** Grande Prairie No. 1, County of

**LLD:** 24-71-7-W6

**Zoning:** CR-3

**Water:** None

**Sewer:** None

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Only 5 lots left! This is an exceptional opportunity to build your dream home on a beautiful acreage just 5 minutes west of Grande Prairie. The rolling terrain of the land provides added character, lots are all in grass and ready to mow, and offer potential for walkout basements. The lots are zoned CR-3, which allows for a variety of residential uses and restrictive covenants will keep the subdivision looking great for years to come. This is the perfect scenario for those looking to build a new home with more space and privacy. Properties are fully fenced and power and gas are to the property line, making these ready for immediate development. But that's not all, these acreages offer breathtaking views of the Grande Prairie skyline, the majestic Rocky Mountains and miles of picturesque farmland. Imagine waking up to the beautiful scenery every morning and enjoying the stunning views from your own backyard. This subdivision is truly one of a kind and offers the perfect combination of peaceful rural living with the convenience of being close to all the city amenities. Come have a look today and take the first step towards owning your piece of paradise. Contact your realtor for more details.