



**GRASSROOTS**  
REALTY GROUP

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**Pt. NW -2-73-12-W6 122 Range**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2241423**



**\$165,000**

**Division:** NONE

**Lot Size:** 9.88 Acres

**Lot Feat:** -

**By Town:** Goodfare

**LLD:** 2-73-12-W6

**Zoning:** CR5

**Water:** Cistern, None

**Sewer:** -

**Utilities:** -

Recreational Paradise | 9.88 Acres in the County of Grande Prairie, Near Lymburn/Goodfare & Hythe, AB. About 50 min to Grande Prairie, Zoned CR-5. Looking for peace, privacy, and endless potential? This beautifully treed 9.88-acre recreational retreat offers the perfect escape from city life. Tucked away just minutes from Hythe, this bare land acreage is your blank canvas for year-round adventures and future development. Drive-In Ready: Featuring a private driveway and RV pad, RV trailer, and water cistern—all set up for immediate recreational use. Both the trailer and cistern are included in the sale and can be removed upon request if you'd prefer a clean slate (In that case, a key can be arranged for pickup at your convenience); this parcel is already prepped for your weekend getaways! Future Infrastructure Ready: Power will soon be more accessible than ever thanks to ATCO's planned power line along the road allowance (currently across street)—positioning this lot for future development or full-time use. Septic-Approved: The County of Grande Prairie has approved both lagoon and pump-out septic systems, giving buyers flexibility based on their build plans. The cleared building site is perfect for a future cabin, shop, or off-grid retreat. Nature-Lover's Dream: Surrounded by a healthy mix of mature trees and young wild re-growth, this land offers privacy, beauty, and opportunity for sustainable living. The perimeter is already fenced with a three-string barbed wire—ideal for maintaining a secure space for recreational use or potential livestock down the road. Adventure-Ready Location: Situated in an area known for its hunting, quadding, hiking, and nature walks. With close proximity to crown land, fishing spots, and vast trails, this is the ideal hub for the outdoor enthusiast. Freedom to Build Your Way: This parcel is raw land with no services—offering the flexibility to build what you want, when you want, how you want. Whether you're into glamping, building a tiny home, or parking your camper, the setup is already welcoming. Hard to See from Road, But Worth the Find: The entrance is discreet and easily missed unless you know where to look—located directly across from 730084 RR 122. That privacy is part of its charm. Key Features: 9.88 acres of mostly treed land, driveway with RV pad, cleared building site, fully fenced with 3-strand barbed wire, easy drive-in access (car tested!), incredible privacy & seclusion, close to Goodfare, Hythe, and minutes from crown land, endless recreational opportunities nearby. This isn't just land. It's the start of your legacy. Whether you're investing in a recreational retreat, future homestead, or private camping compound, this property offers the perfect blend of accessibility, nature, and freedom. Want to walk the land or get GPS coordinates? Reach out now—this one won't stay hidden for long. WMU 357.