



GRASSROOTS
REALTY GROUP

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**10 1st ave NE
Grouard, Alberta**

MLS # A2244358



\$40,000

Division: NONE

Lot Size: 3.63 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: res

Water: -

Sewer: -

Utilities: -

Discover the perfect blend of tranquility and adventure with this spacious 3.63-acre parcel nestled in the heart of Grouard, Alberta. Just minutes from the lake, this property offers direct access to one of the region's most beloved fishing hotspots—ideal for anglers, nature lovers, and outdoor enthusiasts alike. Located in peaceful Grouard, surrounded by natural beauty, and just a short drive to the lake—renowned for excellent fishing. Ideal for building a cabin, cottage, or year-round residence with plenty of space for RVs, boats, and outdoor gear. Whether you're looking to build your dream getaway or invest in recreational land, this lot offers unbeatable value and location. With the lake just minutes away, you'll enjoy endless opportunities for fishing, boating, and exploring the great outdoors. Don't miss your chance to own a slice of Alberta's wilderness paradise.