



GRASSROOTS
REALTY GROUP

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6, 711007 Range Road 63
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2246250



\$425,000

Division: Dunkley Meadows

Lot Size: 8.02 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 12-71-6-W6

Zoning: CR-2

Water: Public, See Remarks

Sewer: None

Utilities: Electricity, Sewer Not, Water

Click brochure link for more details** Eight acres of attractive acreage land 1.5 km south of 68 Avenue off 116 Street, in the Dunkley Meadows subdivision, suitable for a large home and also a shop. 4.2 km to the Knowledge Campus which includes the Eastlink Centre, Charles Spencer High School and St. Joseph's High School. Dugout on the property, tamarack trees on the adjacent northeast lot, bordering an open and secluded area for a house. Roads in the subdivision were paved a couple of years ago. Close enough to cycle to town via fields and O'Brien Lake subdivision, then join the multipurpose trail system at the Knowledge Campus. A growing family could build their home here, or a market garden potentially. (Municipal Address: 6 711007 RGE RD 63). You will need to put in a septic system, complete the road, connect to low pressure water system from the County, and connect to power. Design it to your lifestyle.