



GRASSROOTS
REALTY GROUP

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SW-21-70-6-W6

MLS # A2249646

Rural Grande Prairie No. 1, County of, Alberta



\$209,900

Division: Dunes West

Lot Size: 2.82 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 21-70-6-W6

Zoning: CR-5

Water: None

Sewer: -

Utilities: -

Build your dream home on this fully treed 2.82-acre pie-shaped lot with a cleared building site. Just 1 minute off the pavement and 10 minutes from the city limits. This beautiful lot includes a great building site with perfect privacy no matter where you decide to build your home. There is potential for a secondary access from the South/East side of the lot, and the West road access has a 2" fill on the driveway. This is one of the higher lots in the area, with a closed county road to the North and a bird sanctuary to the South. Aquatera initial tie-in fee is already paid, and additional services are to the property line. This lot offers plenty of building potential. Take a drive or walk-through today. Close to Nordic Ski trails and Nighthawk ski area. Zoned CR-5 and no GST on the purchase price.