

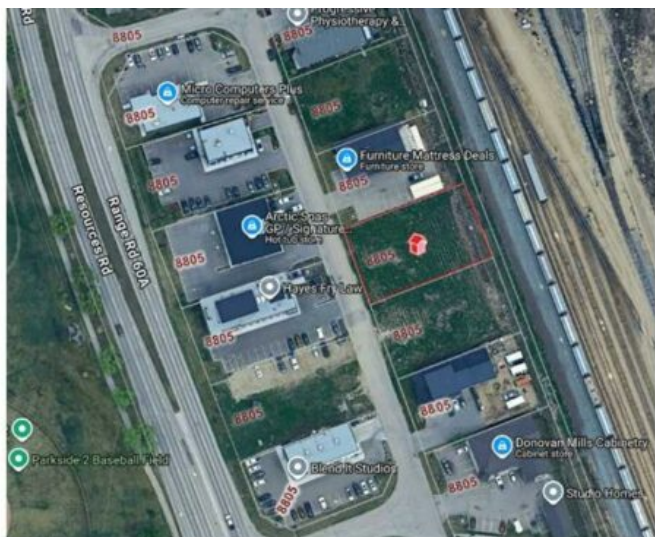


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**109, 8805 Resources Road  
Grande Prairie, Alberta**

**MLS # A2250848**



**\$234,900**

**Division:** Railtown

**Lot Size:** 0.39 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

Prime location in the heart of Railtown — one of Grande Prairie's premier master-planned districts. This area is home to a variety of strong businesses and offers excellent exposure with easy access to key areas of the city. The lot is 0.39 acres, with the option to purchase the adjacent parcel for a combined 0.78 acres, giving you the space and flexibility to bring your vision to life. Grande Prairie is a thriving, fast-growing community that continues to offer exceptional long-term growth opportunities for businesses and investors alike. Don't miss your chance to secure land in this high-profile development area.