



GRASSROOTS
REALTY GROUP

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

**6, 51023 712 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2253687



\$227,500

Division: NONE

Lot Size: 2.60 Acres

Lot Feat: See Remarks

By Town: Grande Prairie

LLD: 11-71-5-W6

Zoning: CR2

Water: None

Sewer: -

Utilities: -

With only one lot left ! Do not miss out on building in this great community ! Lot 6 in BearsPaw Estates , Come build your dream acreage on this fenced 2.6 acre parcel that is located on pavement just 5 minutes east of GP on 68th Avenue . Located close to the banks of Bear Creek this lot has everything you could ask for in an acreage! With access to fantastic quad trails and walking/hiking trails along Bear creek. Bears Paw covenants were specifically designed to attract a community minded group of individuals with common goals. To live in an un-congested area, with spacious lots to raise a family within a natural setting. Attract similar people in age and family dynamics to create a community minded group. Have access to Green Space and the Bear Creek wooded areas. A smaller number of lots enables residents to really know their neighbors. Have consistency in home styles and workmanship, protecting value. This is a great area to build your dream home !