



**GRASSROOTS**  
REALTY GROUP

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**10535 103 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2259628**



**\$139,900**

**Division:** College Park

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RT

**Water:** -

**Sewer:** -

**Utilities:** -

Welcome to the perfect property to start your next investment. Northwestern Polytechnic is a stones throw away as well as the Grande Prairie Hospital. In the other direction is Muskoseepi Park, with playgrounds, splash park, outdoor pool, skate park, and miles of scenic walking trails. All within a 5-minute drive, you'll find more restaurants, movie theatre, grocery stores and many other amenities. This property is zoned RT perfect to build an investment property or your dream home.