



**5, 64009 704 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2273604



\$209,900

Division: The Ranch

Lot Size: 2.88 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 20-70-6-W6

Zoning: CR2

Water: Public

Sewer: -

Utilities: -

Are you searching for the ideal spot to build your dream home? This 2.88-acre parcel in The Ranch could be the perfect fit! The property offers a great blend of mature trees and open space, making it an excellent setting for your new build. Conveniently located just 5 km south of the city, this subdivision features utilities to the property line — including City water — and is close to Wapiti Nordic Ski Trails, Nitehawk Ski Hill, and only a short drive to the Dunes Golf & Country Club. With paved access right to the subdivision, you'll enjoy a beautiful and relaxing drive home every day.