



**GRASSROOTS**  
REALTY GROUP

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**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.