



**GRASSROOTS**  
REALTY GROUP

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11806 78 Street  
Peace River, Alberta

MLS # A2274790



**\$140,000**

**Division:** Westbrook Estates

**Lot Size:** 0.74 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RESIDENTIAL 1-C

**Water:** -

**Sewer:** -

**Utilities:** -

This land makes you wanna dream to build a home! Welcome to 3/4 of an acre residential lot in the quiet residential subdivision of Westbrook. The garage/shop on the property was built in 2003 and features 2 doors on the opposite sides of the shop, large windows, and a rough in for a bathroom. While power and gas are already on the property ready for a future house, there is also a drilled well and a boiler, supplying the in-floor heat for the shop. Drive by to admire the land and call to book a showing inside the shop.