



**GRASSROOTS**  
REALTY GROUP

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**11309 63 Avenue  
Grande Prairie, Alberta**

**MLS # A2275650**



**\$140,000**

**Division:** O'Brien Lake

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RG

**Water:** -

**Sewer:** -

**Utilities:** -

Rare opportunity in desirable O'Brien Lake. This vacant lot, located directly across from École Catholique Louis Riel. This lot is 10 feet wider than surrounding lots a standout feature that may make it the last available at this size. This lot is eligible for homes with secondary suites under the city's new restrictions. An ideal setting to build your dream home in a family-friendly neighbourhood with convenient access to amenities.