



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1, 724032 Range Road 50
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2288808



\$174,900

Division: NONE

Lot Size: 10.10 Acres

Lot Feat: -

By Town: Clairmont

LLD: 25-72-5-W6

Zoning: CR-5

Water: None

Sewer: -

Utilities: -

Are you ready to start dreaming? Just 10 minutes from town, this stunning 10.10-acre parcel offers the perfect blend of privacy, potential, and pure possibility. Zoned CR-5, this is not your average country lot; this is where your vision gets room to breathe. Build your custom dream home; or move on a mobile and create instant equity. Either way, you're starting ahead. And let's talk about that CR-5 zoning; We're talking major and minor agricultural pursuits; room for a massive shop; space to run a home-based business; build a dugout; bring the horses (yes, up to 6) or even 12 ostriches (not joking). The flexibility here is incredible - and if you want the full breakdown, ask your favourite agent. With over 600 trees planted, you're already protected from those western winds, giving you privacy and shelter from day one. The heavy lifting? Done. Large approach already in place. Natural gas to the property. Power pole ready for connection. There's even a built-in fire pit area so you can start enjoying your land immediately; sunsets, starry skies, and quiet country evenings included. This isn't just land. It's the beginning of something big.