



GRASSROOTS
REALTY GROUP

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10535 103 Avenue
Grande Prairie, Alberta

MLS # A2290654



\$149,900

Division: College Park

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RT

Water: -

Sewer: -

Utilities: -

An excellent opportunity for investors and builders to secure a well-located RT-zoned development lot in central Grande Prairie. Perfectly positioned near Northwestern Polytechnic and the Grande Prairie Regional Hospital, this property sits in a highly desirable rental corridor with strong demand from students, professionals, and healthcare workers. Outdoor recreation is just minutes away at Muskoseepi Park, offering playgrounds, a splash park, outdoor pool, skate park, and an extensive network of scenic walking trails. Residents will also appreciate the convenient access to restaurants, grocery stores, shopping, and entertainment, all within a short 5-minute drive. Whether you're looking to build a triplex income property, add to your rental portfolio, or develop a centrally located home, this lot offers outstanding potential in one of Grande Prairie's most convenient locations.