



GRASSROOTS
REALTY GROUP

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713040 RANGE ROAD 65
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2291438



\$449,900

Division: NONE

Lot Size: 10.01 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 19-71-6-W6

Zoning: CR4

Water: None

Sewer: -

Utilities: -

Located just $\frac{1}{2}$ mile south of Highway 43 on Range Road 65, these exceptional CR4-zoned acreage parcels offer a rare opportunity right on the edge of Grande Prairie city limits with pavement to the property. Choose from a 3.98 acre parcel priced at \$219,900 plus applicable GST, or a 10.01 acre option priced at \$449,900 plus applicable GST, consisting of two titled parcels (3.98 acres and 6.03 acres). These properties provide the flexibility rural buyers are looking for, with manufactured and modular homes permitted with County approval and potential for a home-based business under CR4 zoning. Power and gas are conveniently located at the road, the land is clear and ready to build on, and there are no restrictive covenants as the parcels are not located within a subdivision. Enjoy the space and privacy of country living while being just minutes from Grande Prairie, including only a two minute drive to the airport, making this one of the closest 10 acre opportunities currently available to the city. PLEASE CLICK ON THE BROCHURE LINK TO SEE THE BROCHURE OR ASK YOUR REALTOR!