



**GRASSROOTS**  
REALTY GROUP

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**12210 Crystal Ridge Road  
Grande Prairie, Alberta**

**MLS # A2291497**



**\$110,000**

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**Division:** Crystal Ridge

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**Lot Size:** 0.13 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** MHS

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**Water:** -

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**Sewer:** -

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**Utilities:** Electricity, Natural Gas, Underground Utilities, Water

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Discover the perfect canvas for your future home in the established and quiet community of Crystal Ridge. Situated in the peaceful neighborhood known for its mature surroundings and convenient access to local amenities. Zoned for low-density residential use, providing the ideal space for a detached single-family home with plenty of breathing room. This lot is mostly fenced, offering immediate privacy and a clear boundary for your future yard. The property backs onto a wide easement, ensuring no direct neighbors immediately behind you and providing an extra sense of openness. The lot measures 50ftx110ft, proving ample space for a variety of home designs. All utilities are on site, capped and ready to be reconnected. There are two functional outbuildings, perfect for storage during building or as a storage/workshop space. By breaking down the cost of this land and pairing it with a new manufactured home, you can achieve modern, energy-efficient living at a highly affordable price point!