

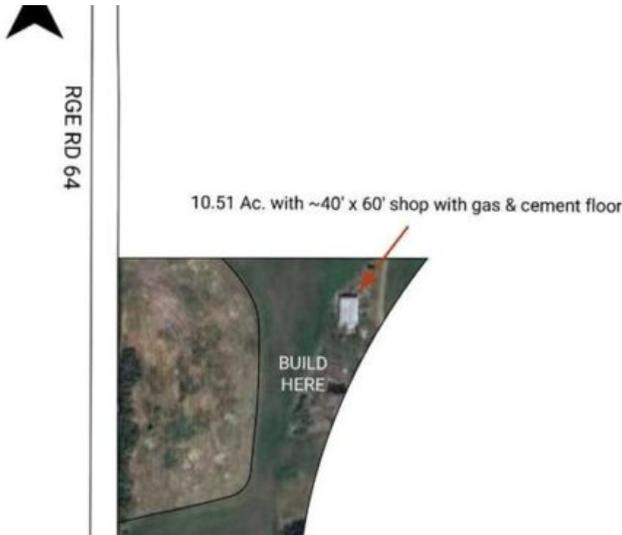


**GRASSROOTS**  
REALTY GROUP

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**Pt: NW-21-72-6-W6 RGE RD 64**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2291580**



**\$400,000**

**Division:** NONE

**Lot Size:** 10.31 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 21-72-6-W6

**Zoning:** CR-5

**Water:** None

**Sewer:** -

**Utilities:** -

Enjoy true quiet and star lit nights—without giving up convenience. You don't have to start with a vacant parcel; begin with the existing 40' x 60' shop featuring a concrete floor and natural gas already run to the building. With CR5 zoning, this property offers outstanding flexibility—ideal for operating a business during the day while still supporting a true acreage lifestyle, including room for a horse. Just five minutes from HWY 2 and 100 Ave in Clairmont (Platinum Fuels), and with only ~1 km of gravel, you can reach a convenience store and everyday services as quickly as many can who live in Grande Prairie—except without the hustle or congestion of the city—then return again to your tranquil home, open skies, and star filled nights. If an acreage is your next move, this one belongs in your top three—and very possibly your top choice.