



GRASSROOTS
REALTY GROUP

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

MLS # A2291916



\$219,900

Division: NONE

Lot Size: 3.98 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 19-71-6-W6

Zoning: CR4

Water: None

Sewer: -

Utilities: -

3.98 ACRES ZONED CR4 just $\frac{1}{2}$ mile south of Highway 43 on Range Road 65 WITH ZONING allowing mobile homes and modulars and home-based business with county approval right on the edge of Grande Prairie city limits with pavement to the property. Priced at \$220,000 plus any applicable GST, the parcel is clear and ready for development with power and gas available at the road. There are no restrictive covenants and the property is not located within a subdivision, giving you greater freedom in how you develop your acreage. Enjoy the privacy of country living while remaining incredibly close to the city, including only a two minute drive to the Grande Prairie Airport. For buyers looking for additional land, the adjacent 6.03 acre parcel can also be purchased together with this property as a package totaling 10.01 acres for \$449,900 plus any applicable GST package price! Please click on the brochure link to view the brochure or ask your Realtor for more information.