



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9402 93 Street  
Grande Prairie, Alberta

MLS # A2293745



**\$750,000**

---

**Division:** Smith

---

**Lot Size:** 0.85 Acre

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** -

---

**Zoning:** RM

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

---

Shovel-ready. Permit approved. Drawings done. This 0.86-acre infill site in one of Alberta's fastest-growing cities is ready for your next investment build. Positioned within walking distance to downtown Grande Prairie, steps from a brand new recreation centre, and on an active bus route — the location does the heavy lifting. With 18 one-bedroom, 10 two-bedroom, and 8 three-bedroom units, this project's unique mix MAY qualify for the CMHC Select program, potentially allowing as little as 5% down. The sellers have invested years of time and resources into getting this development permit approved, architectural drawings completed, and the site fully planned. You get to skip the hard part and start building. — opportunities like this don't wait.