



GRASSROOTS
REALTY GROUP

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9410 102
Grande Prairie, Alberta

MLS # A2295155



\$199,900

Division: Swanavon

Lot Size: 0.36 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RR

Water: -

Sewer: -

Utilities: -

Discover one of the few remaining vacant lots in this prestigious, mature neighbourhood. This expansive property offers the perfect canvas for a custom architectural masterpiece, combining the charm of an established community with the serenity of a private natural retreat. Don't miss out on the unobstructed, panoramic views of the lush valley floor and the seasonal beauty of the BEAR CREEK landscape. Imagine waking up to the sounds of nature and sipping your morning coffee overlooking the valley, all while nestled in the heart of Grande Prairie, close to top schools, boutiques, and dining. This isn't just a lot; it's an invitation to build a legacy home in a location that cannot be replicated.