



GRASSROOTS
REALTY GROUP

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

72030 Twp Rd 704A
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2296798



\$169,900

Division: Wapiti Heights Estates

Lot Size: 2.50 Acres

Lot Feat: Cleared, Many Trees

By Town: Grande Prairie

LLD: 27-70-7-W6

Zoning: CR-5

Water: Public

Sewer: None

Utilities: -

*** For more information, please click the "More Information" button. *** Discover the perfect blend of space, privacy, and convenience just minutes from Grande Prairie. This exceptional 2.5-acre parcel offers an ideal setting to build your dream home in a peaceful, family-friendly, and well-planned rural subdivision. The property features excellent wind protection with established rows of spruce and pine trees, along with natural poplars lining the back and sides, creating a private and serene environment. Zoned CR-5, the property allows for potential business use, offering both residential and entrepreneurial opportunities. The land is already cleared, with municipal water, power, gas, and fiber optics available. There is pavement to the subdivision road. Protective covenants are in place to maintain the integrity of the community. This property also includes a 10 x 16 shed for added storage and convenience, and is located just 15 minutes from Grande Prairie, making it the perfect balance between rural living and city accessibility.