



**GRASSROOTS**  
REALTY GROUP

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**9029 59 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2300727**



**\$139,900**

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**Division:** Summerside

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**Lot Size:** 0.22 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** RS

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Ready to build your dream home? This 9,563 sq. ft. pie-shaped lot is perfectly situated in the quiet, upscale community of Southwynd Estates. Offering an exceptional location, you'll be just steps from scenic walking trails, Bickell's Pond, playgrounds, and the Grande Prairie Golf & Country Club, ideal for both relaxation and recreation. For outdoor enthusiasts, enjoy nearly direct access to the Dunes just south of the property. This lot also presents a rare opportunity to design a home with a desirable south-facing walkout basement and no rear neighbours, providing added privacy and beautiful natural light. All services are already onsite and ready for connection, making the building process that much easier. Don't miss your chance to secure a premium lot in one of Grande Prairie's most sought-after southeast neighbourhoods. GST may be applicable.