



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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**8201 98 Street**  
**Peace River, Alberta**

**MLS # A2301473**



**\$25,000**

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**Division:** NONE

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**Lot Size:** 0.58 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** Direct Control

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Opportunity awaits as this is an ideal location for your home, possibly a business, a cabin... what are you thinking of and because its zoning is direct control you can present your plan and see where it can take you - maybe small rental cabins for the tourist season. Located on Pat's Creek Road, its the first property and at over 1/2 acre you have enough room to develop. Services are close but you might have better options than to connect to the towns infrastructure or at least less expensive ones!! There is a small seasonal creek at the back of the property and easy walking distance to the down town core. The sign is up!! Call today!!