



**GRASSROOTS**  
REALTY GROUP

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**730081 Rge Rd 122**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2301664**



**\$119,900**

**Division:** NONE

**Lot Size:** 9.88 Acres

**Lot Feat:** -

**By Town:** Beaverlodge

**LLD:** 2-73-12-W6

**Zoning:** CR5

**Water:** None

**Sewer:** -

**Utilities:** -

Carved out of the boreal forest in the County of Grande Prairie, this 9.88-acre parcel offers space, privacy, and the freedom to create something truly your own. Located just minutes from Hythe and within an easy drive of Grande Prairie, it strikes a rare balance between convenience and seclusion. A private driveway brings you onto the property, where a natural clearing provides an ideal starting point for future plans—whether that’s a home, cabin, shop, or a simple off-grid retreat. The landscape is a mix of mature trees and younger growth, creating both shelter and character while maintaining usable space. Surrounded by crown land and a network of trails, the area is well-suited for those who value time outdoors, from hunting and quadding to quiet walks in nature. The approach is subtle and easy to pass by, giving the property a sense of privacy that’s hard to find. Whether you build now or hold for the future, this is a place where you can step away from the pace of town and shape the land to fit your vision. Discover your paradise before someone else does.