



GRASSROOTS
REALTY GROUP

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

SW-21-70-6-6
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1125182



\$245,900

Division: Dunes West

Lot Size: 2.82 Acres

Lot Feat: Cleared, Corner Lot, Corners Marked, Environmental Reserve, Irregular

By Town: Grande Prairie

LLD: 21-70-6-W6

Zoning: CR-5

Water: Public

Sewer: -

Utilities: Water At Lot Line, Water Paid For, Water

Build your dream home on this serene fully treed 2.82 acre pie shaped lot with building site cleared and walk-out potential - just 1 min off pavement and just 10 min from GP City limits! This gorgeous lot includes a great build site, cleared and ready for shop with perfect turnaround driveway, and home site with walk-out grade plus potential for secondary access from the South/East Side of the lot. West road access/driveway has 2" of fill. This is one of the higher lots in the area, with a closed County Rd to the North, a bird sanctuary to the South, and a private acreage across -offering perfect privacy no matter where you decide to locate your dream home! Aquatera initial tie-in fee is already paid, and additional services are to the property line! This lot offers tons of building potential, take a drive and walk-thru today. Follow the signs and view this one of a kind piece of paradise just min from City amenities. Close to Nordic Ski trails, Nighthawk Ski area, ATV & biking trails galore and the Wapiti River. Zoned CR-5 and no GST on purchase price!