



**GRASSROOTS**  
REALTY GROUP

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**9-51023 712 Township**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1237634**



**\$315,000**

**Division:** NONE

**Lot Size:** 2.49 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** -

**Zoning:** cr-2

**Water:** -

**Sewer:** -

**Utilities:** -

One of the best acreage lots in our area located in lot 9 in Bears Paw. Come build your dream acreage on this fenced ,2.49 acre parcel that has a lots of trees and a great fire pit area and that is located on pavement just 5 minutes east of GP on 68th ave. This prestigious lot backs onto green space that leads to the banks of Bear Creek, this lot has everything you could ask for in an acreage! With access to fantastic quad trails and walking/hiking trails along Bear creek. Bears Paw covenants were specifically designed to attract a community minded group of individuals with common goals. To live in an un-congested area, with spacious lots to raise a family within a natural setting. Attract similar people in age and family dynamics to create a community minded group. Have access to Green Space and the Bear Creek wooded areas. A smaller number of lots enables residents to really know their neighbors. Have consistency in home styles and workmanship, protecting value. This is going to be a great place to call home do not miss out on this fantastic opportunity !