



**GRASSROOTS**  
REALTY GROUP

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**9201 46A Avenue  
Wedgewood, Alberta**

**MLS # A1240941**



**\$209,900**

**Division:** Wedgewood

**Lot Size:** 0.19 Acre

**Lot Feat:** Cleared, Corner Lot, Cul-De-Sac, Landscaped, Near Shopping Center, F

**By Town:** -

**LLD:** -

**Zoning:** RR-1

**Water:** Public

**Sewer:** -

**Utilities:** Cable, Electricity, Natural Gas, Phone

Rare opportunity to buy a vacant lot in desirable County neighborhood of Wedgewood. Ideally located at the edge of a cul-de-sac just bordering green space makes this corner lot open to endless design possibilities. Dream of that side car garage open concept plan...this lot has room for that! Is your dream home a 2storey with large backyard...this lot has room for that! Build here and be close to walking trails, lush trees and creek banks to explore, Grande Prairie Golf and Country Club, tons of parks & green space, busing for schools, great snow removal and most of all the very appealing County taxes! Take a drive by this vacant lot today!