



**GRASSROOTS**  
REALTY GROUP

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

**Lot 36 SW-21-69-10-6**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1243429**



**\$145,000**

---

**Division:** County of Grande Prairie

---

**Lot Size:** 1.17 Acres

---

**Lot Feat:** Level, Treed

---

**By Town:** Beaverlodge

---

**LLD:** 21-69-10-W6

---

**Zoning:** IR

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** Electricity at Lot Line

---

If you are looking for a tranquil spot to build the ultimate campsite or dream cabin; a place to get away from the hustle and bustle, this is the development for you. Beautiful recreational lots on the Wapiti River, an ideal property for any River boater with access to neighboring boat launch. The only development of it's kind in the Peace Country; with private titled lots, architectural guidelines and covenants. Location is stunning with mature trees, power at property lines, and well built all weather roads. There is common access to the sand and rock beach. Less than one hour from Grande Prairie and only 5.5 km off pavement!