



**GRASSROOTS**  
REALTY GROUP

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**12 64009 Township Road 704**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2069446**



**\$209,900**

**Division:** The Ranch

**Lot Size:** 3.21 Acres

**Lot Feat:** Treed

**By Town:** Grande Prairie No. 1, County of

**LLD:** 20-70-6-W6

**Zoning:** CR-2

**Water:** None

**Sewer:** None

**Utilities:** None

PHASE 6 - Final phase of The Ranch, completely treed lots, and now only 4 of 7 lots still available. The Ranch is one of Grande Prairie's premier acreage developments and is located west of the Wapiti Nordic Ski Trails which can be accessed west off of Highway 40 or south off of the Correction Line, both routes are paved right to the subdivision. About 5 miles south of the city limits these beautiful acreages offer city water, power, gas, and lots are treed with spruce, tamarack, pine and poplar. The sandy rolling terrain offers amazing building sites with complete privacy. Lot sizes range from 3.11 &ndash; 3.68 acres and the CR-2 zoning with restrictive covenants promotes a beautiful subdivision while utilizing what true acreage living is all about. Info packages are available upon request. Take the picturesque drive out to The Ranch, road is now complete and approaches are in. GST is applicable. Vendor is a licensed REALTOR® in the Province of Alberta