



GRASSROOTS
REALTY GROUP

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8809 59 Avenue
Grande Prairie, Alberta

MLS # A2095520



\$189,900

Division: Summerside

Lot Size: 0.16 Acre

Lot Feat: Backs on to Park/Green Space, Gentle Sloping, Interior Lot, No Neighbors

By Town: -

LLD: -

Zoning: RS

Water: -

Sewer: -

Utilities: -

Nestled in the southeast corner of Grande Prairie, this expansive vacant lot is a canvas for your home dreams. Boasting a captivating backdrop along Bickell's Pond, the panoramic southern views will leave you breathless. Immerse yourself in the tranquility of this location, as it seamlessly merges with green spaces and serene walking trails. Set amongst the tapestry of large, luxury modern homes, this .6947sqft gem offers ample space to craft your ideal oasis. With a subtle slope that may accommodate a walkout basement, if important, please confirm with your builder of choice! Additionally, please note that subdivision restrictive covenants do apply, ensuring the preservation of the area's integrity. Seize the opportunity to build your vision in this idyllic quiet setting. Please note that GST may be applicable.