



**GRASSROOTS**  
REALTY GROUP

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**47 64009 TWP RD 704**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2116099**



**\$209,900**

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**Division:** The Ranch

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**Lot Size:** 3.16 Acres

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**Lot Feat:** -

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**By Town:** Grande Prairie

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

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**Zoning:** CR-2

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Completely treed lot backing south which features a nice sandy ridge at both the front and rear of property which could potentially work for a walkout basement and/or provide extra material for construction / landscaping. 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 city limits this beautiful acreage offers city water, power, gas, and an attractive mix of trees. The CR-2 zoning with restrictive covenants promotes a beautiful subdivision while utilizing what true acreage living is all about. Take the picturesque drive out to The Ranch and have a walk through this gorgeous lot and consider the possibilities. There is no time commitment to build if you aren't quite ready.