



**GRASSROOTS**  
REALTY GROUP

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

**Lot 23**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2117451**



**\$425,000**

**Division:** Dunes

**Lot Size:** 0.70 Acre

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 25-70-6-W6

**Zoning:** CR1

**Water:** -

**Sewer:** -

**Utilities:** -

Don't miss this small window of opportunity to own a property in The Dunes area - NEW lots now available for purchase! Forest Hills features 7 exclusive fully serviced lots from 0.6 to 0.85 acres. This architecturally controlled development has city services and paved roads throughout. All the lots at Forest Hills are beautifully treed and feature a gentle slope with building sites suitable for walkouts. Access to nature trails and the Wapiti River Valley at your doorstep! Lot 23 - fully treed, pie shaped lot, backing South onto Crown Land, nicely sloped and would be great for walk out basement, 0.7 acres.