



GRASSROOTS
REALTY GROUP

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53062 TWP 713

MLS # A2118843

Rural Grande Prairie No. 1, County of, Alberta



\$219,900

Division: NONE

Lot Size: 3.81 Acres

Lot Feat: Landscaped

By Town: Grande Prairie

LLD: 21-71-5-W6

Zoning: CR2

Water: -

Sewer: -

Utilities: -

STUNNING 3.81 ACRE RESIDENTIAL PROPERTY BACKING DIRECTLY ON TO WOOD LAKE, ONE MINUTE FROM CITY LIMITS. Are you wanting to be on pavement, one minute from city limits, but have trees surrounding you, wildlife (swans, geese, birds, moose, deer) saying hello to you every morning? This is the right lot for you. The best of both worlds! Be at Freshco/Starbucks in 4 min, but enjoy the peaceful tranquil acreage life. The land is surrounded by protected land, so there will never be new development beside or behind you. Power and Gas at the property line, with amazing aquifer in area (neighbour 14GPM, drinkable spring water). City Water very near by and may be available if proffered over well. Open land is landscaped with grass, also has lots of bush remaining. Second story views of Wood Lake will be epic. Core sampling complete, great building site with opportunity for full basement or potential walkout. Large building site is prepped, approach is in, services are there. Start planning your dream acreage close to the city today! Co-sellers are REALTORS/BROKERS in the province of Alberta.