

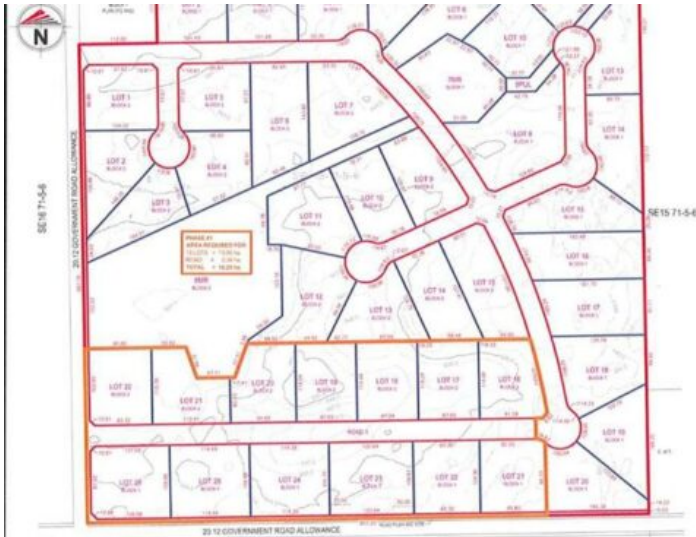


**GRASSROOTS**  
REALTY GROUP

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**SW-15-71-5-W6**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2123374**



**\$1,401,825**

**Division:** NONE

**Lot Size:** 146.91 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 15-71-5-W6

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

**DEVELOPMENT PARCEL!** Welcome to the new acreage community just SE of Grande Prairie - Heritage Estates! 146.91 acres East of Signature Falls, Sandy Ridge Estates, etc. along 68 Avenue and RR53. Wetland Assessment completed and subdivision plan approved by County. First phase approval has 13 lots ranging from 2.47 acres -3.12 acres each. The quarter to the East is also available for sale and would be ideal for future phases (MLS# A2123359).