



GRASSROOTS
REALTY GROUP

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30, 45027 802 Township
Rural Fairview No. 136, M.D. of, Alberta

MLS # A2134640



\$49,777

Division: NONE

Lot Size: 0.31 Acre

Lot Feat: Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Slo

By Town: Fairview

LLD: 7-80-4-W6

Zoning: REC

Water: Drinking Water, Well

Sewer: -

Utilities: Natural Gas

RIVER ACCESS LOT WITH BEAUTIFUL VIEW OF DUNVEGAN BRIDGE AND PEACE RIVER VALLEY! THIS IS THE ONLY READY TO USE LOT FOR SALE WITH POWER (INCL RV PLUGS), WATER, and LAWN! You will never have neighbours in front to block the view as this lot is situated along community greenspace! The lot is well sloped providing potential to build a walkout basement cottage! Imagine a cottage in one of the most beautiful places in the world? Just 50 mins North of Grande Prairie! Cross the beautiful Dunvegan suspension bridge and arrive to this luxurious treed setting with fantastic views of the bridge, the Peace River, and the rolling hills which surround this prairie oasis! This is your opportunity to have your own piece of paradise for you to build your ultimate dream get away. The gated community offers services for power, gas, water, a highspeed internet tower, and has easy access off Hwy 2. The Peace River valley provides endless activities from boating to hiking, and visiting the neighbouring Dunvegan Historical Park. Seller is a Realtor in the province of Alberta.