



**GRASSROOTS**  
REALTY GROUP

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**SW 20-71-5 W6 RR#55**  
**Grande Prairie, Alberta**

**MLS # A2134715**



**\$1,300,000**

**Division:** NONE

**Lot Size:** 145.68 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 20-71-5-W6

**Zoning:** UR

**Water:** -

**Sewer:** -

**Utilities:** -

145 Acres of Prime Development Land within Grande Prairie City Limits Property Overview: Discover an exceptional opportunity with this expansive 145-acre parcel of farmland located within the city limits of Grande Prairie. This prime piece of real estate offers unparalleled potential for future residential development, making it an ideal investment for developers and visionary investors looking to capitalize on the growth of this vibrant city. Key Features: Location: Strategically situated within the rapidly expanding boundaries of Grande Prairie, this property provides easy access to major transportation routes, schools, shopping centers, and recreational facilities. Development Potential: With 145 acres of flat, fertile land, this property is perfect for a large-scale residential neighborhood. Growth Area: Grande Prairie is one of Alberta's fastest-growing cities, offering a robust economy, diverse community, and a high demand for new housing. This property provides a rare opportunity to meet this demand with new, well-planned residential neighborhoods. Natural Beauty: The land boasts picturesque views and open spaces, making it ideal for designing a community with green spaces, parks, and recreational areas. Investment Highlights: Future Value: As Grande Prairie continues to expand, the value of this land is set to increase significantly, offering substantial returns on investment. Community Impact: Contribute to the development of a thriving, sustainable community in one of Alberta's key urban centers. Flexibility: Whether you're planning for single-family homes, townhouses, or multi-family units, this property offers the flexibility to design and build according to market needs and trends. Contact Information: Don't miss out on this rare opportunity to secure a substantial tract of land in one of Alberta's most promising development areas.