



GRASSROOTS
REALTY GROUP

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

25, 34035 TWP 713 A
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2142236



\$130,000

Division: Wapiti Ridge

Lot Size: 3.16 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 20-71-3-W6

Zoning: CR-4

Water: -

Sewer: -

Utilities: -

Dream Acreage Awaits You! Your Perfect 3.16 Acres Near Grande Prairie Discover the serene beauty of rural living with this exceptional 3.16-acre property, just a short 25-minute drive from Grande Prairie. Nestled in a quiet subdivision and situated in a peaceful cul-de-sac, this is the ideal location to build your dream home and embrace the tranquility of country life. **Nature at Its Best** Immerse yourself in a picturesque setting that boasts a harmonious blend of trees and open fields. This property offers the perfect backdrop for your dream home, whether you envision a custom-built residence or a modular home that suits your lifestyle. **Zoned CR4 for Versatile Opportunities** The CR4 zoning provides flexibility, allowing you to explore various uses for your acreage. Whether you're planning to move a modular home or build from the ground up, this zoning accommodates your vision. With nearby services for gas, power run to the property with a power pole in place and the future potential to drill a water well, you have all the essentials to start your new chapter. **Why Wait? Your Peaceful Retreat is Here** Don't miss the chance to experience the peace and quiet you've been longing for. Make your acreage life a reality today—come visit this property and see for yourself the endless possibilities it offers. Contact us now to schedule a viewing and take the first step towards your dream home in this idyllic Alberta setting!