



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2142236**



**\$130,000**

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**Division:** Wapiti Ridge

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**Lot Size:** 3.16 Acres

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**Lot Feat:** -

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**By Town:** Grande Prairie

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**LLD:** 20-71-3-W6

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**Zoning:** CR-4

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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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!