



**GRASSROOTS**  
REALTY GROUP

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**692059, RGE RD 104A Wapiti River  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2148201**



**\$412,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Boat, Off Street, RV Access/Parking		
<b>Lot Size:</b>	2.01 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Interior Lot, Many Trees, Private, Secluded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	None
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	None
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	21-69-10-W6
<b>Exterior:</b>	Metal Siding , Mixed	<b>Zoning:</b>	IR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity at Lot Line
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Storage, Tankless Hot Water		

**Inclusions:** N/A

Your Dream Getaway Awaits! Wapiti River Holdings partners with Little Rock Manufacturing to introduce the Denver Cottage, a brand-new recreational property perfect for escaping the hustle and bustle of daily life. Located in the beautiful Wapiti River Recreation area, 45 minutes from GP and 25 minutes from Beaverlodge, this stunning retreat offers a peaceful and serene atmosphere, surrounded by nature's beauty. Luxurious small living features: R30 sprayfoam insulation, Hardie Lap siding, triple pane windows, vinyl plank flooring, quartz countertops, custom cabinets and multiple built ins! This plan holds 705 square feet of living space, two bedrooms and one bathroom expertly crafted by Little Rock Builders. High ceilings and large windows on provide breathtaking views of the surrounding landscape and allowing natural light to pour in and creating a sense of openness. This is a brand new opportunity available for a buyer, cottage to be moved onto LOT OF CHOICE! Unmatched direct access to the Wapiti River, perfect for boating, fishing, swimming, kayaking, or simply enjoying the peaceful sound of the water. The Wapiti River Recreation area is a community of like-minded nature lovers who appreciate the beauty of the great outdoors. Amenities include well maintained all weather roads , underground power available, Architectural guidelines in place to maintain the integrity and value of this picturesque community. Don't miss out on this opportunity to own your own slice of heaven! Contact us today to schedule a viewing and make the Denver Cottage dream property your reality!