



GRASSROOTS
REALTY GROUP

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**Highway 43, Range Road 91
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2150242



\$125,000

Division: NONE

Lot Size: 5.00 Acres

Lot Feat: Cleared, Rectangular Lot

By Town: Wembley

LLD: 24-71-9-W6

Zoning: CR-2

Water: None

Sewer: None

Utilities: Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

This 5-acre, CR-2 zoned lot, is the perfect canvas for your future residence! 20 minutes west of Grande Prairie just off Highway 43, this property offers a serene escape from the city's hustle and bustle, with paved roads nearly reaching the doorstep and only a short drive to all amenities. You'll be captivated by the breathtaking panoramic views of the countryside, foothills, and even mountain peaks to the southwest on a clear day! Lots 1 (MLS A2150240 and 3 (MLS A2150250) are also available! Choose one, or take all three for extra space, and start building your dream home today!