



**GRASSROOTS**  
REALTY GROUP

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

MLS # A2150250



**\$125,000**

<b>Division:</b>	NONE
<b>Lot Size:</b>	4.79 Acres
<b>Lot Feat:</b>	Cleared
<b>By Town:</b>	Wembley
<b>LLD:</b>	24-71-9-W6
<b>Zoning:</b>	CR-2
<b>Water:</b>	None
<b>Sewer:</b>	None
<b>Utilities:</b>	Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line

This 4.79-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 2 (MLS A2150242) are also available! Choose one, or take all three for extra space, and start building your dream home today!