



GRASSROOTS
REALTY GROUP

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PT NW-25-70-6-W6
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2160763



\$990,000

Division: Dunes

Lot Size: 5.10 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 25-70-6-W6

Zoning: CR1

Water: -

Sewer: -

Utilities: -

ATTENTION INVESTORS - DEVELOPMENT PARCEL FOR SALE! This parcel has had all prep work, wetland study & fees paid, geotechnical completed already. Forest Hills features 7 exclusive fully serviced lots from 0.6 to 0.85 acres. 3 lots for sale currently priced at \$375,000 ea. 4 lots for sale currently priced at \$425,000. Cost to complete city water/sewer services and paved road is approx. \$1,165,000. Extensive marketing & promotion has already been done (and is ongoing) on Forest Hills. Architecturally controlled development. There is genuine interest in the lots currently listed for sale - completion of the road and services will turn interest into lot sales. All lots at Forest Hills are beautifully treed and feature a gentle slope with building sites suitable for walkouts. Access to nature trails and the Wapiti River Valley at your doorstep!