

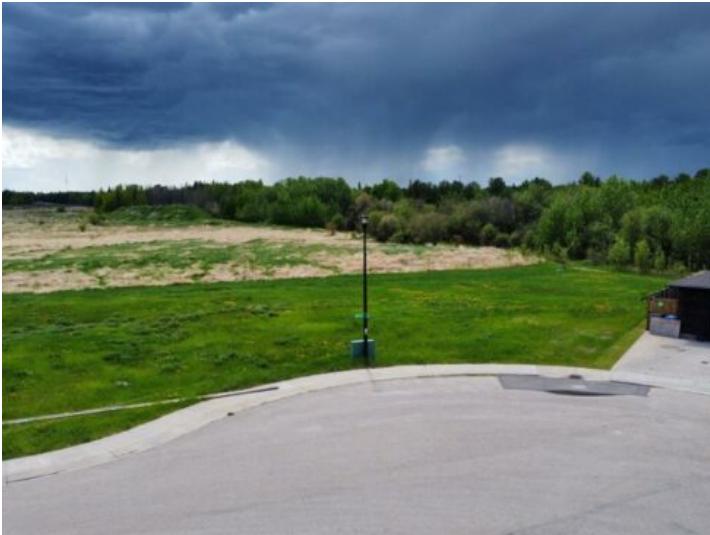


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9026 59 Avenue  
Grande Prairie, Alberta

MLS # A2169501



**\$135,000**

Division: Summerside

Lot Size: 0.22 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RS

Water: -

Sewer: -

Utilities: -

Ready to build your new dream home?! This 9,563 Square Foot pie-shaped lot in the quiet upscale neighbourhood of Southwynd Estates is ready to build on! This amazing location is close to beautiful walking trails and Bickell's Pond, many playgrounds, and Grande Prairie Golf and Country Club! For the outdoor enthusiast you will also enjoy nearly direct access to the Dunes to the south of this property. Design a home with a rare south-facing walkout basement and no rear neighbours! All services are on the property and ready to tie into. The seller is a custom home builder and is willing to work with the new owners to design your ideal dream home! Have a look today and let's get you moving to the very desirable southeast corridor of Grande Prairie! GST may be applicable.