



**GRASSROOTS**  
REALTY GROUP

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**NW 35-71-7-W6 Range Road 72**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2170056**



**\$299,900**

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**Division:** NONE

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**Lot Size:** 119.30 Acres

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**Lot Feat:** -

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**By Town:** Grande Prairie

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**LLD:** 35-71-7-W6

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**Zoning:** AG

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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119.3 acres bordering Hermit Lake. Located 7 miles west and 1 mile north of Grande Prairie; just outside city limits and minutes to the airport, Costco & all city services. This land is an extremely private location on Range Road 72, which is a dead end road. This property would be perfect for someone who wants to develop residential lots, a hobby farm or for someone who wants an extremely private location, next to a lake to build on. With Hermit Lake on the north side of the property, you could be neighbours with many different bird species including the beautiful trumpeter swan, plus deer and moose. Here is your chance to own a great piece of real estate.