



**GRASSROOTS**  
REALTY GROUP

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**10202 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2173311**



**\$235,000**

**Division:** Stone Ridge

**Lot Size:** 0.28 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RG

**Water:** -

**Sewer:** -

**Utilities:** -

This vacant lot offers a rare opportunity to create your ideal living space in one of the most prestigious neighbourhoods. Perfectly situated at the end of a quiet cul-de-sac and backing onto Bear Creek with no rear neighbours, this prime piece of real estate is ready for development, awaiting the vision of its next owner. Whether you're an investor or someone looking to build your forever home, this lot provides the perfect canvas. Don't miss this chance to build your dream home in a location that combines luxury, convenience, and stunning views. This vacant lot won't last long—contact an agent today to schedule a viewing and start planning your future!