



**GRASSROOTS**  
REALTY GROUP

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**2 714058, Range Road 72**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2177011**



**\$199,900**

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**Division:** NONE

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**Lot Size:** 4.00 Acres

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**Lot Feat:** -

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**By Town:** Grande Prairie

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**LLD:** 27-71-7-W6

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**Zoning:** CR-2

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Looking for an AMAZING view? Look no further, this is the perfect opportunity to develop a 4 acre lot on Richmond Hill with a STUNNING VIEW OF BEAR LAKE AND OF GRANDE PRAIRIE . Partial landscaping is already complete such a substantial amount of small trees ( including Golden Willow, Colorado Blue Spruce, Choke Cherry and Elm ) and grass. Utilities include power on site with gas and fibre optics brought to the property line. This land also features great walkout potential. Road to this beautiful piece of property is almost fully paved with only 1/4 km of gravel to location. Extra bonus is this amazing property is only 5 mins from city limits. VIEWS LIKE THIS ARE HARD TO FIND! Dont Miss Out!