



**GRASSROOTS**  
REALTY GROUP

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

1714, 60017 Township Road 704A Township  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2185221



**\$259,900**

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**Division:** Dunes on 17

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**Lot Size:** 0.71 Acre

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**Lot Feat:** -

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**By Town:** Grande Prairie

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**LLD:** 25-70-6-W6

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**Zoning:** RC

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**Water:** Public

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**Sewer:** -

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**Utilities:** -

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Amazing opportunity to own the last lot in the gated community of Dunes of 17. This lot is bordering the 17th hole and has picturesque views over looking the river. The lot is 0.71 acres in size and features city water. The lot layout has also been approved to build two residences on it if the buyer desires. There are two sets of services. Have a drive by, you won't be disappointed.