



**GRASSROOTS**  
REALTY GROUP

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

**SE 30- 71-7- W6 ..**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2186325**



**\$1,750,000**

---

**Division:** NONE

---

**Lot Size:** 122.78 Acres

---

**Lot Feat:** -

---

**By Town:** Grande Prairie

---

**LLD:** 30-71-7-W6

---

**Zoning:** AG

---

**Water:** None

---

**Sewer:** -

---

**Utilities:** -

---

This expansive 122-acre AG-zoned property is a rare opportunity for future development, ideally positioned with unbeatable frontage along Highway 43 just west of Grande Prairie. Whether you're looking to develop or invest, this property is ready to move forward with significant sunk costs already invested. Don't miss out on this rare opportunity! Contact a Commercial Realtor<sup>®</sup> today to explore this prime development-ready land.