



**GRASSROOTS**  
REALTY GROUP

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**lot 3, Range Road 84 Township Road 722  
Wembley, Alberta**

**MLS # A2187592**



**\$195,000**

**Division:** NONE

**Lot Size:** 6.62 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 17-72-8-W6

**Zoning:** CR-5

**Water:** -

**Sewer:** -

**Utilities:** -

Welcome to your dream retreat in the serene Wembley area, where nature's beauty meets endless possibilities. Nestled within a picturesque landscape, this enchanting treed acreage spans an impressive 6.62 acres, providing you with ample space to create the lifestyle you've always envisioned. Just 25 minutes away from the bustling city, this secluded oasis offers the perfect balance between tranquility and convenience. Imagine escaping the urban hustle and embracing the peaceful ambiance as you immerse yourself in the lush surroundings of your own private sanctuary. Zoned CR5, this lot present a world of potential! With a permitted county of Grande Prairie use for residential home, accessory building, manufactured home, detached dwelling, and more, you have the freedom to design and construct your ideal living space without any building commitment! The canvas is yours to paint, limited only by your imagination. The lot is plus GST and has power to property line. Don't miss this extraordinary opportunity to own a piece of paradise. Contact your trusted REALTOR&reg; today to unlock the door to your future. Your dream acreage is just a phone call away!