



**GRASSROOTS**  
REALTY GROUP

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**Range Road 85 722 NW Corner  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2199826**



**\$204,900**

**Division:** NONE

**Lot Size:** 9.72 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 18-72-8-W6

**Zoning:** CR-5

**Water:** None

**Sewer:** -

**Utilities:** -

A stunningly treed 9.7-acre property just 15 minutes from Grande Prairie! Nestled along a peaceful, paved road, this CR5-zoned corner lot offers two convenient access points and a dugout, making it ideal for multiple building sites. Surrounded by an abundance of wildlife, with easy access to both Saskatoon Mountain in one direction and Saskatoon Lake in the other. Fully fenced with utilities at the property line, it's the perfect place to bring your dream home to life.