



**GRASSROOTS**  
REALTY GROUP

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**740039 Range Road 43**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2200609**



**\$194,900**

**Division:** NONE

**Lot Size:** 19.99 Acres

**Lot Feat:** -

**By Town:** Teepee Creek

**LLD:** 3-74-4-W6

**Zoning:** CR-5

**Water:** None

**Sewer:** -

**Utilities:** -

This expansive 20-acre parcel presents a prime opportunity for commercial development or residential use, thanks to its CR5 zoning, which allows for a wide range of uses. Situated close to the Teepee Creek Highway, this property offers the flexibility to create a variety of commercial ventures. The diverse landscape features both open fields and rolling hills, providing ample room for development while maintaining natural beauty. With its commercial zoning and vast potential, this parcel is an exceptional investment for developers and entrepreneurs alike.