



**GRASSROOTS**  
REALTY GROUP

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**711038 HWY 40 Street  
Grande Prairie, Alberta**

**MLS # A2203524**



**\$595,000**

**Division:** O'Brien Lake

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,690 sq.ft.

**Zoning:** UR

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** AS IS

An incredible opportunity to own over one acre of land with a very functional home right on the edge of Highway 40, just north of Dunvegan Gardens at the entrance to O'Brien Lake South this is an incredible opportunity and it even has mature trees. This is a surprisingly quiet property being that it's close to the highway the trees are doing the trick! Currently Zoned Urban Reserve.