



GRASSROOTS
REALTY GROUP

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SW-35-70-7-W6 SW-35-70-7-W6
Grande Prairie, Alberta

MLS # A2208294



\$129,900

Division: NONE

Lot Size: 6.64 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 35-70-7-W6

Zoning: AG

Water: -

Sewer: -

Utilities: -

Discover the perfect blend of country tranquility and modern convenience with this exceptional 6.64-acre property, zoned AG, located just 15 minutes southwest of Grande Prairie. This versatile land offers the ideal setting to build your dream home or easily move a modular home onto the site, allowing you to start your new lifestyle without delay. Key Features: Spacious 6.64 Acres: Plenty of room to create your ideal home, garden, or hobby farm. Enjoy the freedom and privacy that comes with expansive land ownership. Convenient Location: Just a short drive to Grande Prairie, offering the perfect balance between rural peace and urban amenities. Accessibility: All pavement leading to the property ensures easy access year-round. Proximity to Nature: Close to the river, providing beautiful natural scenery and opportunities for outdoor activities. Family-Friendly: Located on school bus routes, making school commutes easy for the kids. Community Feel: Enjoy a slower-paced country lifestyle with the support and camaraderie of a close-knit community nearby. Amenities Close By: Benefit from being near essential services and conveniences without sacrificing the tranquility of rural living. Embrace the opportunity to live in a serene environment with all the benefits of nearby city conveniences. Whether you're looking to build your custom home or place a modular, this property offers the perfect canvas for your dream country lifestyle. Utilities are on the northwest portion of the property, call your local provider to inquire as per the expense to connect. You can drill a well - there is good water available or tie into city water. Call Aquatera for the current rates. Affordable land does not come up for sale this often. Call your favorite realtor today.