



**GRASSROOTS**  
REALTY GROUP

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**Plan 0526447 Block 1 Lot 1**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2209362**



**\$219,900**

**Division:** Bear Ridge Estates

**Lot Size:** 2.65 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 9-71-5-W6

**Zoning:** CR-5

**Water:** None

**Sewer:** -

**Utilities:** -

2.65 acre lot just minutes from Grande Prairie with pavement to your door by 2026! What an opportunity to develop your own home on a beautiful property without restrictive covenants dictating the size or style of home. Whether you're looking to bring in a manufactured home, modular home or stick frame your dream home and shop, the options are all there. The lot is primarily open and level with tree lines between the closest neighbors. The County has confirmed that paving of range road 53 from twp rd 712 south will be completed over the 2025/2026 build season, so there will be pavement right to this property. Zoned CR-5. For more information or to view contact your favorite real estate professional today!