

**9810 96 Avenue
Grande Prairie, Alberta**

MLS # A2328827



\$130,000

Division: Highland Park

Lot Size: 0.23 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RT

Water: -

Sewer: -

Utilities: -

Rare opportunity to own a generously sized RT-zoned vacant residential lot in the heart of downtown Grande Prairie! Measuring 82.48' x 122.22', this expansive property offers exceptional potential for a variety of residential development opportunities. Enjoy a central location within walking distance to downtown shopping, restaurants, schools, public transit, and professional services. Just minutes from Muskoseepi Park, scenic walking and cycling trails, recreational amenities, and year-round community events, this property offers the perfect blend of convenience and lifestyle. Whether you're looking to build your dream home or pursue a development project, this prime downtown lot is ready to bring your vision to life.