

**9816 96 Avenue
Grande Prairie, Alberta**

MLS # A2328831



\$130,000

Division: Highland Park

Lot Size: 0.18 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RT

Water: -

Sewer: -

Utilities: -

Outstanding opportunity to build in a prime downtown Grande Prairie location! This 65.99' x 122.22' RT-zoned vacant residential lot offers generous frontage and excellent potential for a residential development or custom home (buyer to verify permitted uses with the City of Grande Prairie). Ideally situated near downtown shopping, restaurants, schools, public transit, and professional services, the property is also just minutes from Muskoseepi Park, scenic trail systems, recreational amenities, and year-round community events. Whether you're a builder, investor, or planning your next home, this well-located lot offers the space, convenience, and potential to bring your vision to life.