

**SW-21-70-6-6**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1125182**



**\$215,900**

<b>Division:</b>	Dunes West
<b>Lot Size:</b>	2.82 Acres
<b>Lot Feat:</b>	Cleared, Corner Lot, Corners Marked, Environmental Reserve, Irregular
<b>By Town:</b>	Grande Prairie
<b>LLD:</b>	21-70-6-W6
<b>Zoning:</b>	CR-5
<b>Water:</b>	Public
<b>Sewer:</b>	-
<b>Utilities:</b>	Water At Lot Line, Water Paid For, Water

2.82 acre private treed lot &ndash; Prime location Just 10 minutes from Grande Prairie! Build your dream home on this peaceful and private pie-shaped lot, perfectly situated just 1 minute off pavement and only 10 minutes from Grande Prairie City limits. Offering both seclusion and convenience, this rare parcel is one of the last private lots remaining in the area and its ready for your vision to come to life. Property highlights include: building site cleared with walk-out potential, designated area ready for a shop, complete with a turnaround driveway, secondary access potential from the South/East side & West access road prepped with 2" of fill for stability. This lot is zoned CR-5 which allows for flexible building options including home-based businesses. This is one of the highest elevation lots in the area, offering great drainage and even better views. Bordered by a closed County road to the North, a bird sanctuary to the South, and a private acreage across the way, you'll enjoy complete privacy and nature in every direction. Ready for Development: Aquatera initial tie-in fee is already paid and there is no GST on purchase price! Power and natural gas available right to the property line. This is an excellent opportunity for a custom home build with walk-out basement design surrounded by the beauty of the Wapiti. Close to Nordic ski trails, Nighthawk Ski Area, Wapiti River, and ATV/biking trails and just minutes to all City amenities this is the perfect location to call home. This is your chance to own a one-of-a-kind piece of paradise&mdash;whether you're planning your forever home, a weekend retreat, or a custom build with space to roam. Take a drive, follow the signs, and walk this breathtaking lot today!