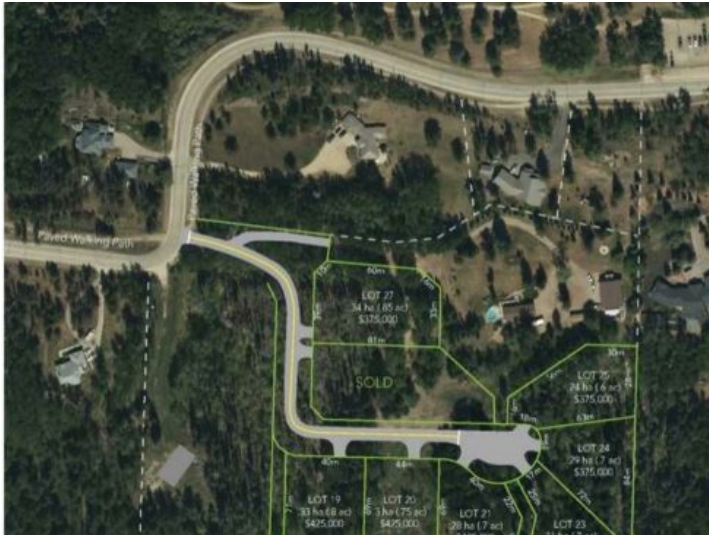


**PT NW-25-70-6-W6**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2160763**



**\$1,100,000**

**Division:** Dunes

**Lot Size:** 5.10 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 25-70-6-W6

**Zoning:** CR1

**Water:** -

**Sewer:** -

**Utilities:** -

**ATTENTION INVESTORS - DEVELOPMENT PARCEL FOR SALE!** This parcel has had all prep work, wetland study & fees paid, geotechnical completed already. Forest Hills features 7 exclusive fully serviced lots from 0.6 to 0.85 acres. 3 lots for sale currently priced at \$375,000 ea. 4 lots for sale currently priced at \$425,000. Cost to complete city water/sewer services and paved road is approx. \$1,165,000. Extensive marketing & promotion has already been done (and is ongoing) on Forest Hills. Architecturally controlled development. County of GP deadline for registration is Sept 21, 2024. There is genuine interest in the lots currently listed for sale - completion of the road and services will turn interest into lot sales. All lots at Forest Hills are beautifully treed and feature a gentle slope with building sites suitable for walkouts. Access to nature trails and the Wapiti River Valley at your doorstep!