



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

NW-31-72-10-W6 .
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2242930



\$285,000

Division: NONE

Lot Size: 110.00 Acres

Lot Feat: -

By Town: Beaverlodge

LLD: 31-72-10-W6

Zoning: AG

Water: None

Sewer: -

Utilities: -

Fantastic opportunity to own a recreational or development property just 1 km off pavement and Highway 43. The Eastern portion of the land borders the Beaverlodge river, offering scenic views and a serene natural setting. A riser is located on-site, generating annual revenue of \$ 1,250.00. ***This property is for purchase by online Auction only on August 20th, 2025; bidding is open from 10 am to 12:00 pm (noon). Buyers must pre-register to bid. Bidders must read and accept Auction Terms and Conditions. The listing price is an estimation of value. Starting bid will be \$285,000.00 with increments of \$5000.00. The closing/possession date is September 24th, 2025.*** Call a Realtor for more information.