



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

#15 Wapiti River
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2246026



\$162,500

Division:	NONE
Lot Size:	1.27 Acres
Lot Feat:	Many Trees, Treed, Views
By Town:	Elmworth
LLD:	21-69-10-W6
Zoning:	IR
Water:	None
Sewer:	-
Utilities:	Electricity at Lot Line, Satellite Internet, Underground Utilities

Welcome to a true paradise on the banks of the Wapiti River—Lot #15 awaits you. This picturesque and heavily treed 1.27-acre recreational lot offers stunning elevated views of the Wapiti River valley. Mature native trees and shrubs create a natural canopy, providing a beautiful setting. This is a rare opportunity to own land in the best—and only—available subdivision along the Wapiti River. This vibrant community is perfect for outdoor enthusiasts, offering river boating, fishing, kayaking, hiking, or simply relaxing by the campfire with family and friends. Conveniently located just one hour from Grande Prairie and 25 minutes from Beaverlodge. Underground power is available at the property line, providing the comforts of modern rural living. Lot #15 is ready for your dream campsite, a cozy cabin, or a year-round retreat with all-weather access. Whether you're enjoying the beach or launching your boat, the possibilities are endless. Several other lots are also available—take a scenic drive and handpick the perfect property to enjoy for generations to come.