



**GRASSROOTS**

REALTY GROUP

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8623 102 Avenue  
Grande Prairie, Alberta

MLS # A2306619



**\$99,900**

Division: Crystal Landing

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RS

Water: -

Sewer: -

Utilities: -

Prime corner lot investment in a highly sought-after, established newer subdivision. With a rare 70' rear width, this oversized lot offers exceptional build flexibility and strong upside. Backs onto natural wetland—a premium feature that enhances long-term value, privacy, and tenant appeal. Zoned for a legal up/down suited duplex, making it an ideal opportunity for immediate income generation or a strategic hold-and-build play. Located within walking distance to both K-9 public and K-8 Catholic schools, plus parks and green space—key drivers for consistent rental demand. Opportunities like this—size, location, and income potential—are increasingly hard to find.