



GRASSROOTS

REALTY GROUP

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8621 102 Avenue
Grande Prairie, Alberta

MLS # A2306635



\$94,900

Division: Crystal Landing

Lot Size: 0.10 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RS

Water: -

Sewer: -

Utilities: -

Prime investment opportunity in a highly sought-after, established subdivision. This oversized lot offers exceptional build flexibility and strong future upside. Backing onto a natural wetland, it provides long-term value, added privacy, and excellent tenant appeal—an uncommon premium in today’s market. Zoned for a legal up/down suited duplex, this property is ideal for immediate income generation or a strategic buy-and-hold build. Conveniently located within walking distance to both K–9 public and K–8 Catholic schools, along with nearby parks and green space—key factors that support consistent rental demand. Opportunities combining location and income potential like this are increasingly hard to find.