



GRASSROOTS

REALTY GROUP

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8619 102 Avenue
Grande Prairie, Alberta

MLS # A2306742



\$94,900

Division: Crystal Landing

Lot Size: 0.11 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RS

Water: -

Sewer: -

Utilities: -

Prime investment opportunity in a highly sought-after, established newer subdivision. This 42 ft wide oversized lot offers excellent build flexibility and can accommodate a triple car garage—an increasingly rare find. Backs onto natural wetland—a premium feature that enhances value, privacy, and overall appeal. Ideal for a range of building plans or a strategic hold-and-build approach. Located within walking distance to both K‐9 public and K‐8 Catholic schools, plus parks and green space—key drivers for strong long-term demand. Opportunities with this combination of size, location, and potential are increasingly hard to find.