



**GRASSROOTS**

REALTY GROUP

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21, 704016 Range Road 70  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2311225



**\$339,000**

**Division:** The Banks at Spring Creek

**Lot Size:** 3.01 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 25-70-7-W6

**Zoning:** CR-2

**Water:** See Remarks

**Sewer:** -

**Utilities:** -

**THE BANKS AT SPRING CREEK &ndash; TREED ACREAGES WITH CITY WATER** Discover The Banks at Spring Creek, an exclusive acreage subdivision offering 2.5 to 5.5 acre parcels (lot 11 is 3.01 Acres) set within one of the most beautiful natural landscapes in the Grande Prairie area. These beautifully treed and contoured properties provide exceptional privacy and stunning surroundings, with walkout basement potential on many of the lots. Select premium lots sit along the banks overlooking the Spring Creek Valley, offering breathtaking views and a truly unique setting rarely available this close to the city. Enjoy the perfect balance of peaceful country living with city conveniences, including city water service, all located less than 10 minutes from Grande Prairie. Ideally situated west of the Nordic Ski Trails and just south of Correction Line, this development offers both accessibility and natural beauty. Build your dream home in one of the most sought-after acreage settings in the region.