



GRASSROOTS
REALTY GROUP

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9033 59 Avenue
Grande Prairie, Alberta

MLS # A2312432



\$175,000

Division: Summerside

Lot Size: 0.30 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RS

Water: -

Sewer: -

Utilities: Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

Located in 'Southwynd Estates' is this massive, almost 13,000 square foot (0.3 acres) lot , ready & waiting for you to build your dream home on! The pie-shaped space has both grass easement and no neighbours behind. Southern exposure backyard, positioned on corner of a quiet street loop, and just east of 'Bickell's Pond' with walking trails surrounding it, make this a prime area for your family to live, grow & make cherished memories in. Grande Prairie Golf and Country Club is to the west, should you wish to play a few rounds. Considering what style of home would suit you best? Lot could accommodate home with valuable, walk-out basement. Also included with the lot sale is plans for a fully-developed, custom-build bungalow with 3 car garage by 'Crafted Builders'. View the website here <https://www.craftedbuilders.ca/projects/residential> Contact a REALTOR[®] today for more information.