



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**NW-20-70-6-6 TWP Rd 704**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2314932**

**\$1,500,000**



**Division:** NONE

**Lot Size:** 150.00 Acres

**Lot Feat:** -

**By Town:** Grande Prairie No. 1, County of

**LLD:** 20-70-6-W6

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

Experience the ultimate in privacy and prestige with this stunning, fully treed 150-acre quarter section located just minutes southwest of Grande Prairie. Situated in a prime location west of the Wapiti Nordic Ski trails and immediately west of The Ranch, this property offers the perfect canvas for your secluded dream estate. The land features beautiful, rolling sandy terrain characterized by mature spruce, pine, poplar, and tamarack, providing exceptional building sites with excellent walkout potential. With convenient paved access via either Highway 40 or the Correction Line, and municipal water available, this property offers a premier combination of rural tranquility and effortless accessibility. Currently zoned agricultural, this property provides the perfect opportunity to build your dream home with ample space for horses, cattle, or simply enjoying your own expansive wilderness, while still retaining potential for future development. Fully treed quarter sections this close to town, and on pavement, are virtually non-existent; please contact your realtor to arrange a private viewing and explore the limitless possibilities this gorgeous landscape has to offer.