



GRASSROOTS
REALTY GROUP

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Lot 20 Block 1
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2324341



\$350,000

Division:	Dunes
Lot Size:	0.76 Acre
Lot Feat:	Near Golf Course, Private, Treed
By Town:	Grande Prairie
LLD:	25-70-6-W6
Zoning:	CR-1
Water:	Public
Sewer:	Public Sewer
Utilities:	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

An exceptional opportunity awaits to build your dream home on this pristine 0.75-acre lot, nestled within the highly exclusive and desirable community of The Dunes. Offering unparalleled privacy amidst gorgeous rolling terrain and mature trees in the breathtaking Wapiti River Valley, creating a secluded natural sanctuary. The sandy, rolling landscape lends itself to a stunning walkout home design, beautifully framing your estate. The lot will come fully serviced with municipal water, sewer, power, and gas directly onto the property, all while allowing you to benefit from lower County taxes. The surrounding lifestyle is second to none; just steps away from the prestigious Dunes Golf and Winter Club, miles of paved walking trails and minutes from the Wapiti Nordic ski trails, Nitehawk Adventure Park, and all premier south side amenities. With premium land in The Dunes nearly exhausted, this is a true limited time opportunity. For those seeking even more land an option exists to double your estate size to 1.5 acres for a total price of \$450,000. Contact your Realtor of choice to come take a look and secure your dream home location before it is gone for good.