



GRASSROOTS
REALTY GROUP

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Lot 100 Block 100
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2324366



\$695,000

Division: Dunes

Lot Size: 6.43 Acres

Lot Feat: Near Golf Course, Private, Treed

By Town: Grande Prairie

LLD: 25-70-6-W6

Zoning: CR-1

Water: None

Sewer: -

Utilities: -

Nestled in a pristine, once-in-a-lifetime location, this spectacular 6.5-acre parcel of gorgeous rolling, treed land offers an unparalleled opportunity to build a dream estate in The Dunes just South of Grande Prairie. Backing onto serene Crown land with access to the Wapiti River Valley, the property provides an unmatched level of privacy and natural beauty. The sandy, rolling terrain lends itself to a stunning walkout home design, framed by mature trees and scenic views, with convenient paved access right to your property. For outdoor enthusiasts and active families, the location is truly second to none. Enjoy immediate access to miles of paved walking trails and live just steps from the prestigious Dunes Golf and Winter Club. You are also just minutes from the Wapiti Nordic ski trails, Nitehawk Adventure Park, and all the premier amenities of the south side while benefiting from lower County taxes. This fine property also holds bonus development potential, with completed geotechnical assessments, wetland assessments, and design layout drawings already finished. With municipal water and sewer available at the entrance, this is an extraordinary, versatile investment to secure your ultimate dream estate, capitalize on its subdivision potential, or do both. Contact your Realtor for more information or to schedule a viewing.