



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

Rge Rd 102  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2325276



**\$450,000**

Division: NONE

Lot Size: 150.02 Acres

Lot Feat: -

By Town: Beaverlodge

LLD: 27-70-10-W6

Zoning: Ag

Water: None

Sewer: -

Utilities: -

Discover the incredible potential of this beautiful quarter section just 10 minutes south of Beaverlodge, with pavement most of the way to the property. Offering a diverse landscape of mature spruce, aspen, and poplar, along with pockets of alder, willow, natural wetlands, and abundant grassland, this property is as functional as it is picturesque. The entire perimeter is enclosed with high-quality buffalo fencing that is in excellent condition, making it great for livestock. Whether you're dreaming of building your country home, expanding your grazing operation, or securing a private recreational retreat, this versatile quarter is ready to meet your vision. Located on a quiet dead-end road, the property offers exceptional privacy and is home to an abundance of wildlife, creating endless opportunities for nature lovers, hunters, and outdoor enthusiasts alike. Did I mention there is annual surface lease revenue of about \$2500 to help out. A rare opportunity to own a truly versatile quarter section in a peaceful rural setting.