



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9802 96 Avenue
Grande Prairie, Alberta

MLS # A2328816



\$130,000

Division: Highland Park

Lot Size: 0.13 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RT

Water: -

Sewer: -

Utilities: -

Prime downtown building opportunity! This 45.33' x 122.22' RT-zoned vacant residential lot offers excellent potential for your next residential project. Ideally situated in the heart of the city, you'll enjoy convenient access to downtown shopping, restaurants, professional services, schools, and public transit. Just minutes from Muskoseepi Park, scenic walking and cycling trails, recreational facilities, and year-round community events, this property combines urban convenience with exceptional lifestyle amenities. Whether you're looking to build your dream home or invest in a centrally located property, this is an opportunity you won't want to miss.