



**GRASSROOTS**  
REALTY GROUP

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**9810 96 Avenue  
Grande Prairie, Alberta**

**MLS # A2328827**



**\$130,000**

**Division:** Highland Park

**Lot Size:** 0.23 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RT

**Water:** -

**Sewer:** -

**Utilities:** -

Rare opportunity to own a generously sized RT-zoned vacant residential lot in the heart of downtown Grande Prairie! Measuring 82.48' x 122.22', this expansive property offers exceptional potential for a variety of residential development opportunities. Enjoy a central location within walking distance to downtown shopping, restaurants, schools, public transit, and professional services. Just minutes from Muskoseepi Park, scenic walking and cycling trails, recreational amenities, and year-round community events, this property offers the perfect blend of convenience and lifestyle. Whether you're looking to build your dream home or pursue a development project, this prime downtown lot is ready to bring your vision to life.