



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**9814 96 Avenue
Grande Prairie, Alberta**

MLS # A2328829



\$130,000

Division: Highland Park

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RT

Water: -

Sewer: -

Utilities: -

Fantastic opportunity to build in the heart of downtown Grande Prairie! This 49.50' x 122.22' RT-zoned vacant residential lot offers excellent potential for your next residential development or custom home (buyer to verify permitted uses with the City of Grande Prairie). Conveniently located close to downtown shopping, restaurants, schools, public transit, and professional services, you'll also enjoy quick access to Muskoseepi Park, scenic walking and cycling trails, recreational facilities, and year-round community events. Whether you're an investor, developer, or future homeowner, this centrally located property offers outstanding potential in a well-established neighbourhood.