



GRASSROOTS
REALTY GROUP

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**9802-9816 96 Avenue
Grande Prairie, Alberta**

MLS # A2329246



\$650,000

Division: Highland Park

Lot Size: 0.83 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RT

Water: -

Sewer: -

Utilities: -

Rare development opportunity in the heart of Grande Prairie! This offering features 5 individually titled RT Zoned lots totalling approximately 0.83 acres (296.96 ft x 122.22 ft), ideally positioned for your next investment project. Located in an established neighbourhood with excellent access to downtown, schools, parks, shopping, and major transportation routes, this property offers exceptional potential for builders and developers alike. Residents will appreciate the close proximity to Muskoseepi Park with its extensive trail system, playgrounds, year-round recreation, and community events, as well as nearby schools, shopping, restaurants, and everyday amenities. The location also provides quick access to the downtown core and other key city services. Whether you're planning a mult family residential build, infill development, or looking to secure land in a mature area of Grande Prairie, opportunities like this are becoming increasingly scarce.