



**GRASSROOTS**  
REALTY GROUP

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**SW-21-70-6-6**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1125182**



**\$245,900**

<b>Division:</b>	Dunes West
<b>Lot Size:</b>	2.82 Acres
<b>Lot Feat:</b>	Cleared, Corner Lot, Corners Marked, Environmental Reserve, Irregular
<b>By Town:</b>	Grande Prairie
<b>LLD:</b>	21-70-6-W6
<b>Zoning:</b>	CR-5
<b>Water:</b>	Public
<b>Sewer:</b>	-
<b>Utilities:</b>	Water At Lot Line, Water Paid For, Water

Build your dream home on this serene fully treed 2.82 acre pie shaped lot with building site cleared and walk-out potential - just 1 min off pavement and just 10 min from GP City limits! This gorgeous lot includes a great build site, cleared and ready for shop with perfect turnaround driveway, and home site with walk-out grade plus potential for secondary access from the South/East Side of the lot. West road access/driveway has 2" of fill. This is one of the higher lots in the area, with a closed County Rd to the North, a bird sanctuary to the South, and a private acreage across -offering perfect privacy no matter where you decide to locate your dream home! Aquatera initial tie-in fee is already paid, and additional services are to the property line! This lot offers tons of building potential, take a drive and walk-thru today. Follow the signs and view this one of a kind piece of paradise just min from City amenities. Close to Nordic Ski trails, Nighthawk Ski area, ATV & biking trails galore and the Wapiti River. Zoned CR-5 and no GST on purchase price!