



DJ Golden
REAL ESTATE

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RR70

MLS # A2234605

Rural Grande Prairie No. 1, County of, Alberta



\$220,000

Division: NONE

Lot Size: 3.89 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 36-70-7-W6

Zoning: CR-2

Water: None

Sewer: -

Utilities: -

Fantastic opportunity to own 3.89 acres of country residential land just 15 km from downtown Grande Prairie. This parcel is ready for development with services to the property line, including city water availability. An approach is already in place, making access easy and convenient. Previously part of a Saskatoon berry farm, this property offers excellent potential for a small acreage lifestyle or custom home build. Zoned CR-2. Enjoy the peace and privacy of rural living without sacrificing proximity to city amenities.