



**DJ Golden**  
**REAL ESTATE**

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**46 721022 Range Road 54**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2201386**



**\$161,950**

**Division:** Goldenrod Estates

**Lot Size:** 2.68 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 8-72-5-W6

**Zoning:** CR-5

**Water:** None, See Remarks

**Sewer:** -

**Utilities:** -

Goldenrod Estates, located just minutes east of the City of Grande Prairie with easy access to both highway 43 and highway 670. This is a beautiful subdivision with an established community that is maintained by the County of Grande Prairie. Features a playground, school bus route and a convenient 5 minutes from city limits. Located at the end of a cul de sac and backing onto working farmland, you can relax knowing you will have unobstructed views sitting from your future deck. Bring your favourite builder and construct your dream home, nestled on your 2.68 acres of ready to construct land. This lot is neighboured by two pre-existing dream homes and yours will be the third. Zoned for Harry Balfour county school located on a bus route.