

# \$245,900 - Sw-21-70-6-6, Rural Grande Prairie No. 1, County of

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MLS® #A1125182

**\$245,900**

0 Bedroom, 0.00 Bathroom,  
Land on 2.82 Acres

Dunes West, Rural Grande Prairie No. 1,  
County of, Alberta

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!



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A1125182  |
| Price     | \$245,900 |
| Bathrooms | 0.00      |

|          |                  |
|----------|------------------|
| Acres    | 2.82             |
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | Sw-21-70-6-6                          |
| Subdivision | Dunes West                            |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8W 5K1                               |

### **Amenities**

|           |  |
|-----------|--|
| Utilities | Water Available, Water At Lot Line, Water Paid For |
|-----------|--|

### **Exterior**

|                 |  |
|-----------------|--|
| Lot Description | Cleared, Corner Lot, Corners Marked, Environmental Reserve, Irregular Lot, Many Trees, No Neighbours Behind, Private, See Remarks, Treed |
|-----------------|--|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2021 |
| Days on Market | 1390            |
| Zoning         | CR-5            |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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