

# \$400,000 - Range Road 250 S, Ridgevalley

MLS® #A2195387

**\$400,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 146.27 Acres

NONE, Ridgevalley, Alberta

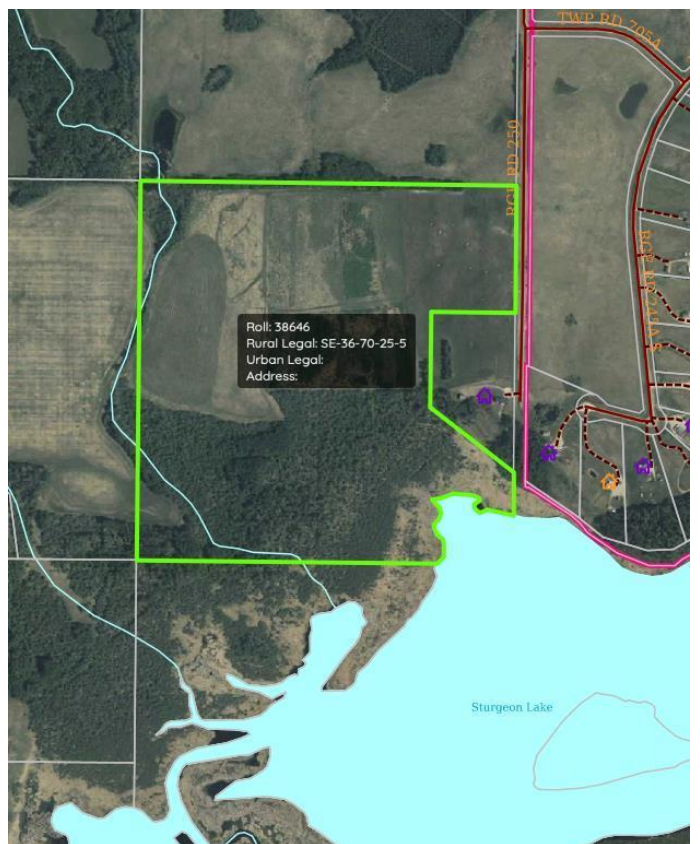
Great 146.27 Acre parcel of land located 45 minutes East of Grande Prairie and bordering the west side of Sturgeon Lake. The land is nicely located on the end of a private dead end road and slopes off to the south west overlooking the lake and the valley. Tons of great building spots or spots to build a cabin back in on the lake. Approx 40 Acres open and the rest is treed . Land has an older fence on 2 sides but would need some work. Lake comes right into property and there is an easement through the MD restricting any construction on the lake shore.

## Essential Information

MLS® #	A2195387
Price	\$400,000
Bathrooms	0.00
Acres	146.27
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

## Community Information

Address	Range Road 250 S
Subdivision	NONE
City	Ridgevalley
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H0Y0



## Amenities

Is Waterfront	Yes
Waterfront	Lake, Lake Front

## Exterior

Lot Description	Backs on to Park/Green Space, Few Trees, Pasture, Sloped, Treed, Beach, Brush, Lake, Waterfront
-----------------	---

## Additional Information

Date Listed	February 18th, 2025
Days on Market	45
Zoning	AG

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.