\$199,900 - 2, 714058 Range Road 72, Rural Grande Prairie No. 1, County of

MLS® #A2177011

\$199,900

0 Bedroom, 0.00 Bathroom, Land on 4.00 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

Looking for the perfect place to create your dream home? This 4-acre lot on Richmond Hill offers breathtaking views of Bear Lake and the City of Grande Prairie â€" a rare find at an affordable price! The property is partially landscaped with an impressive variety of trees, including Golden Willow, Colorado Blue Spruce, Choke Cherry, and Elm, along with established grass. Utilities are ready for you: power is already on site, while natural gas and fibre optic service are at the property line. With walkout basement potential and a nearly fully paved road (just 1/4 km of gravel to reach the property), this land combines convenience and beauty. Best of all, you're only 5 minutes from Grande Prairie city limits – close to amenities while enjoying peaceful country living. Properties with views like this are hard to find. Don't miss your chance to secure this lot and start building your dream today!

Essential Information

MLS® # A2177011 Price \$199,900

Bathrooms 0.00
Acres 4.00
Type Land







Sub-Type Residential Land

Status Active

Community Information

Address 2, 714058 Range Road 72

Subdivision NONE

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W 5J6

Amenities

Utilities Electricity Available, Fiber Optics at Lot Line, Natural Gas at Lot Line

Exterior

Lot Description Cleared, Low Maintenance Landscape, Landscaped, Sloped

Additional Information

Date Listed November 1st, 2024

Days on Market 367

Zoning CR-2

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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