# \$162,500 - #14 Wapiti River, Rural Grande Prairie No. 1, County of

MLS® #A2246256

\$162,500

0 Bedroom, 0.00 Bathroom, Land on 1.49 Acres

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

Welcome to a true paradise on the Wapiti River Banksâ€"Lot #14 awaits you. This picturesque, heavily treed recreational lot spans 1.49 acres and offers stunning elevated views overlooking the lush Wapiti River valley. Native trees and shrubs provide a natural canopy, creating a serene and tranquil ambiance.

This is a rare opportunity to own land in the only available subdivision on the Wapiti River. The vibrant community offers a wide range of outdoor activities, including river boating, fishing, kayaking, hiking, or simply relaxing around the campfire with family and friends. Ideally located, it's just one hour from Grande Prairie and 25 minutes from Beaverlodge.

With power to the property line, you can enjoy the comforts of a modern rural lifestyle. Lot #14 is ready to be developed into your perfect campsite, dream cabin, or idyllic year-round escapeâ€"with all-weather access.

Whether you're soaking up the sun on the beach or launching your boat into the river, the possibilities are endless. Several other lots are also available. A scenic drive to this stunning location allows you to handpick the perfect propertyâ€"one your family can cherish for







generations.

Don't miss this rare chanceâ€"contact us today and discover why Lot #14 on the Wapiti River Banks is truly a slice of paradise.

#### **Essential Information**

MLS® # A2246256 Price \$162,500

Bathrooms 0.00
Acres 1.49
Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address #14 Wapiti River

Subdivision NONE

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T0H0C0

#### **Amenities**

Amenities Boating

Utilities Electricity at Lot Line, Satellite Internet Available, Underground Utilities

Waterfront River Access

#### **Exterior**

Exterior Features Private Yard

Lot Description Many Trees, Treed, Views

#### **Additional Information**

Date Listed August 6th, 2025

Days on Market 91 Zoning IR

### **Listing Details**

### Listing Office All Peace Realty Ltd.

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