

# **\$224,900 - Sw-21-70-6-6, Rural Grande Prairie No. 1, County of**

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MLS® #A1125182

**\$224,900**

0 Bedroom, 0.00 Bathroom,  
Land on 2.82 Acres

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

2.82 acre private treed lot – Prime location  
Just 10 minutes from Grande Prairie! Build your dream home on this peaceful and private pie-shaped lot, perfectly situated just 1 minute off pavement and only 10 minutes from Grande Prairie City limits. Offering both seclusion and convenience, this rare parcel is one of the last private lots remaining in the area and its ready for your vision to come to life. Property highlights include: building site cleared with walk-out potential, designated area ready for a shop, complete with a turnaround driveway, secondary access potential from the South/East side & West access road prepped with 2" of fill for stability. This lot is zoned CR-5 which allows for flexible building options including home-based businesses. This is one of the highest elevation lots in the area, offering great drainage and even better views. Bordered by a closed County road to the North, a bird sanctuary to the South, and a private acreage across the way, you™ll enjoy complete privacy and nature in every direction. Ready for Development: Aquatera initial tie-in fee is already paid and there is no GST on purchase price! Power and natural gas available right to the property line. This is an excellent opportunity for a custom home build with walk-out basement design surrounded by the beauty of the Wapiti. Close to Nordic ski trails,



Nighthawk Ski Area, Wapiti River, and ATV/biking trails and just minutes to all City amenities this is the perfect location to call home. This is your chance to own a one-of-a-kind piece of paradise—whether you're planning your forever home, a weekend retreat, or a custom build with space to roam. Take a drive, follow the signs, and walk this breathtaking lot today!

### Essential Information

MLS® #	A1125182
Price	\$224,900
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
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### Exterior

Lot Description	Cleared, Corner Lot, Corners Marked, Environmental Reserve, Irregular Lot, Many Trees, No Neighbours Behind, Private, See Remarks, Treed
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### Additional Information

Date Listed	June 29th, 2021
Days on Market	1434
Zoning	CR-5

### Listing Details

Listing Office

RE/MAX Grande Prairie

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