\$194,900 - 42 713019 Range Road 71, Rural Grande Prairie No. 1, County of

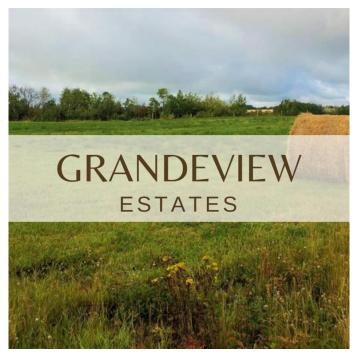
MLS® #A2239059

\$194,900

0 Bedroom, 0.00 Bathroom, Land on 2.52 Acres

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

Only 5 lots left! This is an exceptional opportunity to build your dream home on a beautiful acreage just 5 minutes west of Grande Prairie. The rolling terrain of the land provides added character, lots are all in grass and ready to mow, and offer potential for walkout basements. The lots are zoned CR-3. which allows for a variety of residential uses and restrictive covenants will keep the subdivision looking great for years to come. This is the perfect scenario for those looking to build a new home with more space and privacy. Properties are fully fenced and power and gas are to the property line, making these ready for immediate development. But that's not all, these acreages offer breathtaking views of the Grande Prairie skyline, the majestic Rocky Mountains and miles of picturesque farmland. Imagine waking up to the beautiful scenery every morning and enjoying the stunning views from your own backyard. This subdivision is truly one of a kind and offers the perfect combination of peaceful rural living with the convenience of being close to all the city amenities. Come have a look today and take the first step towards owning your piece of paradise. Contact your realtor for more details.





Essential Information

MLS® # A2239059 Price \$194,900

Bathrooms 0.00 Acres 2.52 Type Land

Sub-Type Residential Land

Status Active

Community Information

Address 42 713019 Range Road 71

Subdivision NONE

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8W 5E9

Amenities

Utilities Electricity at Lot Line, Natural Gas at Lot Line

Additional Information

Date Listed July 11th, 2025

Days on Market 68

Zoning CR-3

Listing Details

Listing Office Royal LePage - The Realty Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.