

\$215,900 - Sw-21-70-6-6, Rural Grande Prairie No. 1, County of

MLS® #A1125182

\$215,900

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 | \$215,900 |
| 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 At Lot Line, Water Paid For, Water Available |
|-----------|--|

Exterior

| | |
|-----------------|--|
| Lot Description | Cleared, Corner Lot, Irregular Lot, Many Trees, No Neighbours Behind, Private, See Remarks, Treed, Corners Marked, Environmental Reserve |
|-----------------|--|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 29th, 2021 |
| Days on Market | 1476 |
| Zoning | CR-5 |

Listing Details

Listing Office

RE/MAX Grande Prairie

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.