

# \$194,900 - 72 64009 Twp Road 704 Township, Rural Grande Prairie No. 1, County of

---

MLS® #A2189565

**\$194,900**

0 Bedroom, 0.00 Bathroom,  
Land on 2.74 Acres

The Ranch, Rural Grande Prairie No. 1,  
County of, Alberta

Are you looking for the perfect land to build your dream home? This acreage in The Ranch is just right! 2.74 acres with a nice mix of mature trees and open area that's ready for your new build. This subdivision is located just 5km south of the City, has utilities to the property line, including City water, and is close to Wapiti Nordic Ski Trails, Nite Hawk Ski Hill and a short drive from the Dunes Golf and Country Club. There's pavement to the subdivision and you'll love the beautiful drive home! GST is applicable.



## Essential Information

MLS® #	A2189565
Price	\$194,900
Bathrooms	0.00
Acres	2.74
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	72 64009 Twp Road 704 Tow
Subdivision	The Ranch
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of

Province	Alberta
Postal Code	T8X 5C3

### **Exterior**

Lot Description	Level, Meadow, Many Trees
-----------------	---------------------------

### **Additional Information**

Date Listed	January 22nd, 2025
Days on Market	198
Zoning	CR-2

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.