

# \$209,900 - Sw-21-70-6-w6, Rural Grande Prairie No. 1, County of

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MLS® #A2249646

**\$209,900**

0 Bedroom, 0.00 Bathroom,  
Land on 2.82 Acres

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

Build your dream home on this fully treed 2.82-acre pie-shaped lot with a cleared building site. Just 1 minute off the pavement and 10 minutes from the city limits. This beautiful lot includes a great building site with perfect privacy no matter where you decide to build your home. There is potential for a secondary access from the South/East side of the lot, and the West road access has a 2" fill on the driveway. This is one of the higher lots in the area, with a closed county road to the North and a bird sanctuary to the South. Aquatera initial tie-in fee is already paid, and additional services are to the property line. This lot offers plenty of building potential. Take a drive or walk-through today. Close to Nordic Ski trails and Nighthawk ski area. Zoned CR-5 and no GST on the purchase price.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2249646         |
| Price     | \$209,900        |
| Bathrooms | 0.00             |
| Acres     | 2.82             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

Address Sw-21-70-6-w6  
Subdivision Dunes West  
City Rural Grande Prairie No. 1, C  
County Grande Prairie No. 1, County  
Province Alberta  
Postal Code T8W 5K1

**Additional Information**

Date Listed August 18th, 2025  
Days on Market 33  
Zoning CR-5

**Listing Details**

Listing Office All Peace Realty Ltd.



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