

**6809 102 Street
Grande Prairie, Alberta****MLS # A2225256****\$220,000****Division:** Mission Heights**Lot Size:** 0.33 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** RR**Water:** -**Sewer:** -**Utilities:** -

Build your dream home on one of the most sought-after streets in Grande Prairie. This exceptional residential lot, located at 6809 102 Street in the desirable Mission Heights neighbourhood, offers a rare opportunity to create a custom home in an already fully developed and established area. Backing directly onto the scenic Bear Creek and the Muskoseepi Trail system, this property provides a serene and private setting with mature trees at the rear, providing a beautiful canvas for your future build. With access to kilometres of walking and biking trails and the convenience of being just minutes from the Eastlink Centre, Starbucks, major restaurants, and essential services, all while being tucked away in a quiet, family-friendly community. This is a rare opportunity to build in an established neighbourhood. This location offers the perfect blend of natural beauty, location, and lifestyle. If you've been waiting for the ideal place to bring your vision to life, this is it. Grande Built Homes will even build it for you just the way you want, so let the planning begin!