

**#B 703034 Highway 40 Highway  
Rural Grande Prairie No. 1, County of, Alberta****MLS # A2232950****\$3,700,000****Division:** NONE**Lot Size:** 153.00 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 22-70-6-W6**Zoning:** AG**Water:** Well**Sewer:** -**Utilities:** -

An exceptional opportunity awaits with this versatile quarter section of land, offering endless potential for future development. This private, leveled property features direct highway frontage, making it ideal for a wide range of commercial or residential uses. Currently utilized as a gravel pit, the site already demonstrates strong potential for further resource or industrial operations. Situated on the property is a spacious 3,033 sq ft residence, providing comfortable living quarters or the perfect base for managing on-site operations. Whether you're looking to expand industrial use, pursue development opportunities, or simply enjoy the privacy and space this property provides, the possibilities here are truly remarkable. Don't miss your chance to invest in this unique property with excellent highway exposure and endless potential—contact a realtor today for more details!