

SW-21-70-6-W6**MLS # A2249646****Rural Grande Prairie No. 1, County of, Alberta****\$209,900****Division:** Dunes West**Lot Size:** 2.82 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 21-70-6-W6**Zoning:** CR-5**Water:** None**Sewer:** -**Utilities:** -

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.