

5, 64009 704 Township

MLS # A2273604

Rural Grande Prairie No. 1, County of, Alberta

**\$209,900****Division:** The Ranch**Lot Size:** 2.88 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 20-70-6-W6**Zoning:** CR2**Water:** Public**Sewer:** -**Utilities:** -

Are you searching for the ideal spot to build your dream home? This 2.88-acre parcel in The Ranch could be the perfect fit! The property offers a great blend of mature trees and open space, making it an excellent setting for your new build. Conveniently located just 5 km south of the city, this subdivision features utilities to the property line — including City water — and is close to Wapiti Nordic Ski Trails, Nitehawk Ski Hill, and only a short drive to the Dunes Golf & Country Club. With paved access right to the subdivision, you'll enjoy a beautiful and relaxing drive home every day.