

**11338 63 Avenue
Grande Prairie, Alberta**

MLS # A2275651



\$140,000

Division: O'Brien Lake

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RG

Water: -

Sewer: -

Utilities: -

Vacant lot located in the desirable O'Brien Lake neighbourhood, situated in a quiet cul-de-sac directly across from St. Catholique Louis Riel. This pie-shaped lot offers an excellent opportunity to design and build your dream home in a family-friendly area close to schools, parks, and amenities. This lot is eligible for homes with secondary suites under the city's new restrictions. A rare chance to secure a prime lot in an established community.