

2821 111 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2098938



**\$215,000**

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**Division:** Sunrise Estates

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**Lot Size:** 2.52 Acres

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**Lot Feat:** Cleared, Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, Op

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**By Town:** Grande Prairie

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**LLD:** 34-70-6-W6

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**Zoning:** CR-5

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Beautifully landscaped 2.52 acre lot in Sunrise Estates. Only 3 minutes from town and shopping. Easy, quick access to highway 40. Just build your dream home on this lot and the rest is done for you with over 100 mature spruce and towering poplars trees planted, a driveway approach already complete, beautiful pond feature with landscaping rocks strategically placed. City water, power and natural gas are all available at the property line along with fibre optic internet being available in this subdivision. Take a drive-by, this is the lot you have been waiting for.