

**NE 28-70-6-W6****MLS # A2164098****Rural Grande Prairie No. 1, County of, Alberta****\$1,190,000****Division:** NONE**Lot Size:** 133.37 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 28-70-6-W6**Zoning:** AG**Water:** -**Sewer:** -**Utilities:** -

Looking for a gorgeous property with enough land to provide space and privacy from neighbors for your new dream home? Have you always wanted the option of owning cattle or horses, or are you considering developing a beautiful acreage subdivision close to Grande Prairie? This magnificent 133-acre parcel is currently zoned Agricultural (most flexible zoning), is less than 5 minutes south of Grande Prairie, and would be an ideal property for any of these opportunities! Scenic terrain offers rolling pasture and mature forest of pine, spruce and poplar with sandy ridges and hills throughout. Property is bordered by crown land to the East (currently used by the Wapiti Nordic Center) and crown land to the South (currently used as a grazing lease). From a development perspective this location has everything: proximity to town, scenic terrain with great building sites, excellent access, wells in the area and municipal servicing potential. Take the short drive out to visit this one-of-a-kind property! (If you plan on exploring the land, please let your realtor know so quick notice can be given to neighboring landowner who is currently grazing cattle on this property).