

2, 714058 Range Road 72**MLS # A2177011****Rural Grande Prairie No. 1, County of, Alberta****\$199,900****Division:** NONE**Lot Size:** 4.00 Acres**Lot Feat:** Cleared, Landscaped, Low Maintenance Landscape, Sloped**By Town:** Grande Prairie**LLD:** 27-71-7-W6**Zoning:** CR-2**Water:** -**Sewer:** -**Utilities:** Electricity, Fiber Optics at Lot Line, Natural Gas at Lot Line

Looking for the perfect place to create your dream home? This 4-acre lot on Richmond Hill offers breathtaking views of Bear Lake and the City of Grande Prairie – a rare find at an affordable price! The property is partially landscaped with an impressive variety of trees, including Golden Willow, Colorado Blue Spruce, Choke Cherry, and Elm, along with established grass. Utilities are ready for you: power is already on site, while natural gas and fibre optic service are at the property line. With walkout basement potential and a nearly fully paved road (just 1/4 km of gravel to reach the property), this land combines convenience and beauty. Best of all, you're only 5 minutes from Grande Prairie city limits – close to amenities while enjoying peaceful country living. Properties with views like this are hard to find. Don't miss your chance to secure this lot and start building your dream today!