

**711034 RGE RD 90
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2201119



\$190,000

Division: NONE

Lot Size: 10.01 Acres

Lot Feat: -

By Town: Wembley

LLD: 12-71-9-W6

Zoning: CR5

Water: None

Sewer: -

Utilities: -

10 Acres of CR5 Zoned Land – Prime Acreage Opportunity -Located just 2.5 miles south of Highway 43 on Range Road 90 and 3 miles west of Wembley, this 10-acre parcel offers exceptional potential for development or investment. Only 22 minutes to costco. -This high-quality land has been used for grain and seed crops for years and features excellent drainage along with breathtaking southwest mountain views. Large acreage parcels like this are increasingly rare, and with CR5 zoning, there are multiple development possibilities. Key Features: -CR5 zoning allows for flexible land use options -Potential for significant savings on septic installation by using a pump-out system instead of a septic treatment plant -Power is located across the road -Natural gas runs along the east boundary of the property -Price is subject to GST. Don't miss this rare opportunity—contact for more details or to schedule a viewing.