

# \$60,000 - 14, 45037 801a Township, Rural Fairview No. 136, M.D. of

MLS® #A2089044

**\$60,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.27 Acres

NONE, Rural Fairview No. 136, M.D. of,  
Alberta

RIVER FRONT WITH BEAUTIFUL VIEW OF DUNVEGAN BRIDGE AND PEACE RIVER VALLEY. THIS IS THE ONLY LOT FORSALE WITH LAWN AND READY TO USE. TREES ON ALL FOUR SIDES FOR PRIVACY!  
Dreaming of a cottage in one of the most beautiful places in the world? Investment opportunity awaits in the Peace River Valley just North of Grande Prairie! Cross the beautiful Dunvegan suspension bridge and arrive to a luxurious treed setting with fantastic views of the bridge, river and rolling hills surrounding this prairie oasis! This is your opportunity to have your own piece of paradise for you to build your ultimate dream get away. This gated community includes power, gas, water, a high speed internet tower, and easy access off Hwy 2. All just 90km's from Grande Prairie. The Peace River valley provides endless activities from boating to hiking, and visiting the neighbouring Dunvegan Historical Park.



## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2089044 |
| Price      | \$60,000 |
| Sold Price | \$55,000 |
| Bathrooms  | 0.00     |

|          |                  |
|----------|------------------|
| Acres    | 0.27             |
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Sold             |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 14, 45037 801a Township         |
| Subdivision | NONE                            |
| City        | Rural Fairview No. 136, M.D. of |
| County      | Fairview No. 136, M.D. of       |
| Province    | Alberta                         |
| Postal Code | T0H 1L0                         |

### Amenities

|               |                                                                     |
|---------------|---------------------------------------------------------------------|
| Amenities     | Beach Access, Boating, Parking, Picnic Area, RV/Boat Storage, Trash |
| Utilities     | Electricity at Lot Line, Natural Gas at Lot Line                    |
| Is Waterfront | Yes                                                                 |
| Waterfront    | River Access, River Front, Waterfront                               |

### Exterior

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Lawn, Low Maintenance Landscape |
|-----------------|---------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2023 |
| Date Sold      | April 19th, 2024   |
| Days on Market | 171                |
| Zoning         | REC                |
| HOA Fees       | 0.00               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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