

\$229,900 - 53062 Twp 713, Rural Grande Prairie No. 1, County of

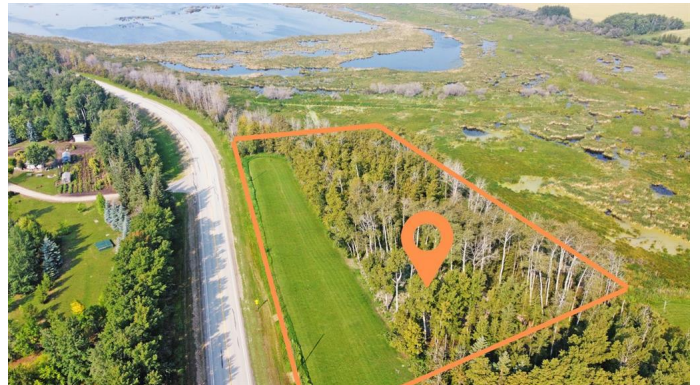
MLS® #A2118843

\$229,900

0 Bedroom, 0.00 Bathroom,
Land on 3.81 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

STUNNING 3.81 ACRE RESIDENTIAL PROPERTY BACKING DIRECTLY ON TO WOOD LAKE, ONE MINUTE FROM CITY LIMITS. Are you wanting to be on pavement, one minute from city limits, but have trees surrounding you, wildlife (swans, geese, birds, moose, deer) saying hello to you every morning? This is the right lot for you. The best of both worlds! Be at Freshco/Starbucks in 4 min, but enjoy the peaceful tranquil acreage life. The land is surrounded by protected land, so there will never be new development beside or behind you. Power and Gas at the property line, with amazing aquifer in area (neighbour 14GPM, drinkable spring water). City Water very near by and may be available if proffered over well. Open land is landscaped with grass, also has lots of bush remaining. Second story views of Wood Lake will be epic. Core sampling complete, great building site with opportunity for full basement or potential walkout. Large building site is prepped, approach is in, services are there. Start planning your dream acreage close to the city today! Co-sellers are REALTORS/BROKERS in the province of Alberta.



Essential Information

MLS® # A2118843

Price	\$229,900
Sold Price	\$210,000
Bathrooms	0.00
Acres	3.81
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	53062 Twp 713
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X4A7

Exterior

Lot Description	Landscaped
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Additional Information

Date Listed	March 30th, 2024
Date Sold	August 6th, 2024
Days on Market	129
Zoning	CR2
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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