

\$112,500 - Twp Rd 712 Township, Ridgevalley

MLS® #A2121974

\$112,500

0 Bedroom, 0.00 Bathroom,
Land on 11.05 Acres

NONE, Ridgevalley, Alberta

HUGE PRICE REDUCTION. NOW PRICED AT TAX ASSESSED VALUE! Ready to build your dream home? Or looking for a recreational property to hang up your "gone hunting" sign! Either way this land has you covered. With a little over 11 acres, this parcel is located on a dead-end road and is fully treed with a seasonal creek running north to south. This would make the perfect recreational parcel as the land is adjacent to crown land on the north side of the road. Located under a 45-minute drive to Grande Prairie, this land is perfect whether you bring out the RV, build a cabin or your dream home, For those wanting to build a home, power and gas services are approximately one mile away. Be sure to refer to the supplements for a plot map and aerial photos of the parcel. The northwest and northeast corners of the land are staked with orange metal survey poles. PLEASE NOTE that there is a 4-5 ft deep hole to the left of the approach near the fence on north boundary. The dirt was removed to help build up the approach and the hole was partially filled in with branches. DO NOT walk the land before you or your Realtor calls the listing agent at 780-933-7682 to get all land details.



Essential Information

MLS® #	A2121974
Price	\$112,500

Sold Price	\$97,000
Bathrooms	0.00
Acres	11.05
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	Twp Rd 712 Township
Subdivision	NONE
City	Ridgevalley
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 0C0

Exterior

Exterior Features	None
Lot Description	Creek/River/Stream/Pond, No Neighbours Behind, Seasonal Water, Treed

Additional Information

Date Listed	April 16th, 2024
Date Sold	June 28th, 2024
Days on Market	73
Zoning	A-1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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