

\$49,777 - 30, 45027 802 Township, Rural Fairview No. 136, M.D. of

MLS® #A2134640

\$49,777

0 Bedroom, 0.00 Bathroom,
Land on 0.31 Acres

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

RIVER ACCESS LOT WITH BEAUTIFUL VIEW OF DUNVEGAN BRIDGE AND PEACE RIVER VALLEY! THIS IS THE ONLY READY TO USE LOT FOR SALE WITH POWER (INCL RV PLUGS), WATER, and LAWN! You will never have neighbours in front to block the view as this lot is situated along community greenspace! The lot is well sloped providing potential to build a walkout basement cottage! Imagine a cottage in one of the most beautiful places in the world? Just 50 mins North of Grande Prairie! Cross the beautiful Dunvegan suspension bridge and arrive to this luxurious treed setting with fantastic views of the bridge, the Peace River, and the rolling hills which surround this prairie oasis! This is your opportunity to have your own piece of paradise for you to build your ultimate dream get away. The gated community offers services for power, gas, water, a highspeed internet tower, and has easy access off Hwy 2. The Peace River valley provides endless activities from boating to hiking, and visiting the neighbouring Dunvegan Historical Park. Seller is a Realtor in the province of Alberta.



Essential Information

MLS® #	A2134640
Price	\$49,777

Sold Price	\$60,000
Bathrooms	0.00
Acres	0.31
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	30, 45027 802 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	Parking, Picnic Area, Storage, Trash
Utilities	Natural Gas Available
Waterfront	River Access

Exterior

Lot Description	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, Sloped
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Additional Information

Date Listed	May 23rd, 2024
Date Sold	October 18th, 2024
Days on Market	148
Zoning	REC
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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