

\$190,000 - 711034 Rge Rd 90, Rural Grande Prairie No. 1, County of

MLS® #A2201119

\$190,000

0 Bedroom, 0.00 Bathroom,
Land on 10.01 Acres

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

10 Acres of CR5 Zoned Land â€” 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

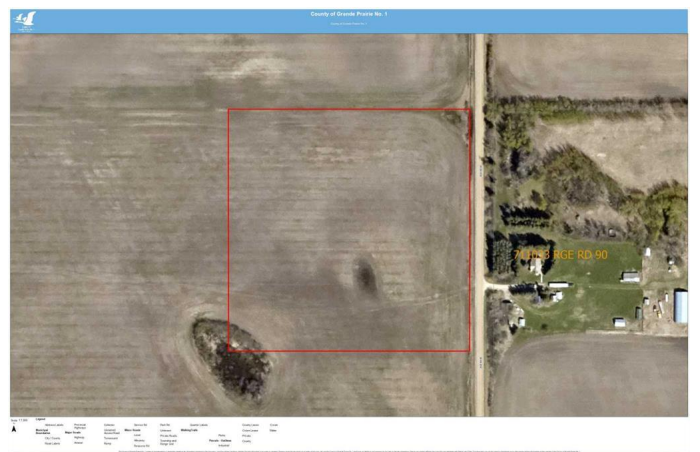
-Potential for significant savings on septic
installation by using a pump-out system
instead of a septic treatment plant

-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 opportunityâ€”contact for
more details or to schedule a viewing.



Essential Information

MLS® # A2201119

Price	\$190,000
Sold Price	\$175,000
Bathrooms	0.00
Acres	10.01
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	711034 Rge Rd 90
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	t0h 3s0

Additional Information

Date Listed	March 10th, 2025
Date Sold	April 16th, 2025
Days on Market	37
Zoning	CR5
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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