

\$199,900 - 2, 714058 Range Road 72, Rural Grande Prairie No. 1, County of

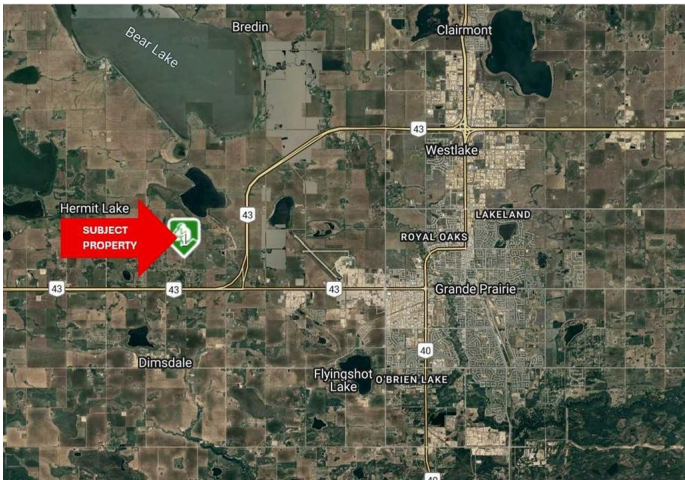
MLS® #A2177011

\$199,900

0 Bedroom, 0.00 Bathroom,
Land on 4.00 Acres

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

Looking for the perfect place to create your dream home? This 4-acre lot on Richmond Hill offers breathtaking views of Bear Lake and the City of Grande Prairie – a rare find at an affordable price! The property is partially landscaped with an impressive variety of trees, including Golden Willow, Colorado Blue Spruce, Choke Cherry, and Elm, along with established grass. Utilities are ready for you: power is already on site, while natural gas and fibre optic service are at the property line. With walkout basement potential and a nearly fully paved road (just 1/4 km of gravel to reach the property), this land combines convenience and beauty. Best of all, you’re only 5 minutes from Grande Prairie city limits – close to amenities while enjoying peaceful country living. Properties with views like this are hard to find. Don’t miss your chance to secure this lot and start building your dream today!



Essential Information

MLS® #	A2177011
Price	\$199,900
Bathrooms	0.00
Acres	4.00
Type	Land

Sub-Type	Residential Land
Status	Active

Community Information

Address	2, 714058 Range Road 72
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5J6

Amenities

Utilities	Electricity Available, Fiber Optics at Lot Line, Natural Gas at Lot Line
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Exterior

Lot Description	Cleared, Low Maintenance Landscape, Landscaped, Sloped
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Additional Information

Date Listed	November 1st, 2024
Days on Market	367
Zoning	CR-2

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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