

# \$345,000 - Nw-31-72-10-w6 ., Rural Grande Prairie No. 1, County of

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MLS® #A2250644

**\$345,000**

0 Bedroom, 0.00 Bathroom,  
Land on 110.00 Acres

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

A fantastic opportunity to own a recreational or development property just 1 km off pavement and Highway 43. The Eastern portion of the land borders the Beaverlodge river, offering scenic views and a serene natural setting. This parcel contains 112.98+/- acres and is zoned agriculture. There is currently one subdivision out of this quarter, with potential for further development. Lots of trees and natural bush provide opportunities to enjoy the wildlife or create a recreational area. A riser is located on-site, generating an annual revenue of \$1,250.00. Call a Realtor for more information.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2250644         |
| Price     | \$345,000        |
| Bathrooms | 0.00             |
| Acres     | 110.00           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | Nw-31-72-10-w6 .                      |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |

|             |                                 |
|-------------|---------------------------------|
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 15                |
| Zoning         | AG                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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