

# \$227,500 - 6, 51023 712 Township, Rural Grande Prairie No. 1, County of

---

MLS® #A2253687

**\$227,500**

0 Bedroom, 0.00 Bathroom,  
Land on 2.60 Acres

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

With only one lot left ! Do not miss out on building in this great community ! Lot 6 in BearsPaw Estates , Come build your dream acreage on this fenced 2.6 acre parcel that is located on pavement just 5 minutes east of GP on 68th Avenue . Located close to the banks of Bear Creek this lot has everything you could ask for in an acreage! With access to fantastic quad trails and walking/hiking trails along Bear creek. Bears Paw covenants were specifically designed to attract a community minded group of individuals with common goals. To live in an un-congested area, with spacious lots to raise a family within a natural setting. Attract similar people in age and family dynamics to create a community minded group. Have access to Green Space and the Bear Creek wooded areas. A smaller number of lots enables residents to really know their neighbors. Have consistency in home styles and workmanship, protecting value. This is a great area to build your dream home !

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2253687  |
| Price     | \$227,500 |
| Bathrooms | 0.00      |
| Acres     | 2.60      |



|          |                  |
|----------|------------------|
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 6, 51023 712 Township                 |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 4A9                               |

### Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | See Remarks |
|-----------------|-------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 6                   |
| Zoning         | CR2                 |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.