



18, 713010 Range Road 70  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1053700



**\$250,000**

**Division:** County of Grande Prairie

**Lot Size:** 3.21 Acres

**Lot Feat:** Landscaped, Treed

**By Town:** -

**LLD:** -

**Zoning:** CR-2

**Water:** Public

**Sewer:** None

**Utilities:** Electricity, Natural Gas, Phone

Welcome to Grande Prairie's newest Estates Sub-Division, "West 70 Estates." Situated just west of the city, this community offers large lots ranging from 3.19 acres to 4.62 acres with views of the city. Other features include city water, fiber optics, below ground utilities, county taxes, minutes from Grande Prairie's west side shopping which includes Costco, the new Canadian Tire, Best Buy, and all the new box stores Grande Prairie offers. West 70 Estates offers you the space and privacy to enjoy your new home without the commute. Lots are ready to be built on. Drive out and have a look today you won't be disappointed.