



46 713019 Range Road 71  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1125692



**\$194,900**

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**Division:** NONE

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**Lot Size:** 3.36 Acres

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**Lot Feat:** Other

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**By Town:** Grande Prairie No. 1, County of

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**LLD:** 24-71-7-W6

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**Zoning:** CR-3

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**Water:** None

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**Sewer:** None

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**Utilities:** Electricity, Natural Gas

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Huge price reduction!!! Looking for the perfect acreage location for your dream home? Grandview Estates is situated just 5 minutes west of Grande Prairie and offers rolling terrain with walkout potential and impressive views of the GP skyline, Rocky Mountains and miles of farmland. Zoned CR-3 with restrictive covenants in place to keep the subdivision looking great and protect your investment. Water wells in the area are excellent, lots are fenced with iron gates, approaches are in and power and gas are to the property line. With 6 lots to choose from ranging from 2.52 - 3.39 acres come out and have a look and pick your ideal view, subdivision location and start building now. This lot is 113.1 sq. m. X 120.4 sq. m. GST is applicable.