

**6, 51023 712 Township****MLS # A2253687****Rural Grande Prairie No. 1, County of, Alberta****\$227,500****Division:** NONE**Lot Size:** 2.60 Acres**Lot Feat:** See Remarks**By Town:** Grande Prairie**LLD:** 11-71-5-W6**Zoning:** CR2**Water:** None**Sewer:** -**Utilities:** -

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 !