

TWP RD 704**MLS # A2262175****Rural Grande Prairie No. 1, County of, Alberta****\$190,000****Division:** NONE**Lot Size:** 13.28 Acres**Lot Feat:** -**By Town:** Beaverlodge**LLD:** 20-70-9-W6**Zoning:** CR-5**Water:** None**Sewer:** -**Utilities:** -

This beautiful 13.28-acre parcel offers endless possibilities with its CR5 zoning, making it ideal for building your dream home, hobby farm, or recreational getaway. The property is well situated with an approach already in place and natural gas and power located at the road. Featuring a flat, open area perfect for building, the land is enhanced by lush grasses and a mix of bush on the East and South sides, creating natural privacy and shelter. For outdoor enthusiasts, the location is unbeatable — just a 5-minute quad ride to the Beaverlodge River! Call today! Please do not go on the property without an appointment.