

**11338 63 Avenue  
Grande Prairie, Alberta**

**MLS # A2275651**



**\$140,000**

**Division:** O'Brien Lake

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RG

**Water:** -

**Sewer:** -

**Utilities:** -

Vacant lot located in the desirable O'Brien Lake neighbourhood, situated in a quiet cul-de-sac directly across from École Catholique Louis Riel. This pie-shaped lot offers an excellent opportunity to design and build your dream home in a family-friendly area close to schools, parks, and amenities. This lot is eligible for homes with secondary suites under the city's new restrictions. A rare chance to secure a prime lot in an established community.