

**43-713019 RGE RD 71****MLS # A2281016****Rural Grande Prairie No. 1, County of, Alberta****\$185,000****Division:** Grandview**Lot Size:** 2.72 Acres**Lot Feat:** Views**By Town:** Grande Prairie**LLD:** 24-71-7-W6**Zoning:** CR3**Water:** None**Sewer:** -**Utilities:** -

2.72 ACRES zoned CR3 in the County of GP, right on the edge of the city of Grande Prairie gently sloping toward the north for excellent views and good drainage! This lots is fully fenced and has a steel gate and is stripped and ready to build on, additional many trees have been planted for future privacy. Located just a mile off the pavement and less than 5 minutes to the GP the Airport this is an excellent lot to build your dream home and enjoy acreage life and still be in town in 5 minutes! Power and Gas at the property line but she be confirmed by buyer by getting quotes from atco.