

SW-35-70-7-W6 SW-35-70-7-W6
Grande Prairie, Alberta

MLS # A2144378



\$129,900

Division: NONE

Lot Size: 6.64 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 35-70-7-W6

Zoning: AG

Water: -

Sewer: -

Utilities: -

Discover the perfect blend of country tranquility and modern convenience with this exceptional 6.64-acre property, zoned AG, located just 15 minutes southwest of Grande Prairie. This versatile land offers the ideal setting to build your dream home or easily move a modular home onto the site, allowing you to start your new lifestyle without delay. **Key Features:** Spacious 6.64 Acres: Plenty of room to create your ideal home, garden, or hobby farm. Enjoy the freedom and privacy that comes with expansive land ownership. **Convenient Location:** Just a short drive to Grande Prairie, offering the perfect balance between rural peace and urban amenities. **Accessibility:** All pavement leading to the property ensures easy access year-round. **Proximity to Nature:** Close to the river, providing beautiful natural scenery and opportunities for outdoor activities. **Family-Friendly:** Located on school bus routes, making school commutes easy for the kids. **Community Feel:** Enjoy a slower-paced country lifestyle with the support and camaraderie of a close-knit community nearby. **Amenities Close By:** Benefit from being near essential services and conveniences without sacrificing the tranquility of rural living. Embrace the opportunity to live in a serene environment with all the benefits of nearby city conveniences. Whether you're looking to build your custom home or place a modular, this property offers the perfect canvas for your dream country lifestyle. Don't miss out on this rare opportunity! Contact us today for more information and to drive by for a viewing. Your peaceful and tranquil country life awaits!