# \$209,900 - Sw-21-70-6-w6, Rural Grande Prairie No. 1, County of

MLS® #A2249646

### \$209,900

0 Bedroom, 0.00 Bathroom, Land on 2.82 Acres

Dunes West, Rural Grande Prairie No. 1, County of, Alberta

Build your dream home on this fully treed 2.82-acre pie-shaped lot with a cleared building site. Just 1 minute off the pavement and 10 minutes from the city limits. This beautiful lot includes a great building site with perfect privacy no matter where you decide to build your home. There is potential for a secondary access from the South/East side of the lot, and the West road access has a 2" fill on the driveway. This is one of the higher lots in the area, with a closed county road to the North and a bird sanctuary to the South. Aquatera initial tie-in fee is already paid, and additional services are to the property line. This lot offers plenty of building potential. Take a drive or walk-through today. Close to Nordic Ski trails and Nighthawk ski area. Zoned CR-5 and no GST on the purchase price.



#### **Essential Information**

MLS® # A2249646 Price \$209,900

Bathrooms 0.00 Acres 2.82 Type Land

Sub-Type Residential Land

Status Active

# **Community Information**

Address Sw-21-70-6-w6
Subdivision Dunes West

City Rural Grande Prairie No. 1, 0

County Grande Prairie No. 1, County

Province Alberta
Postal Code T8W 5K1

### **Additional Information**

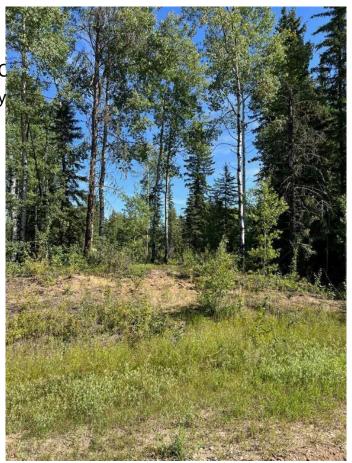
Date Listed August 18th, 2025

Days on Market 2

Zoning CR-5

## **Listing Details**

Listing Office All Peace Realty Ltd.



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