



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

**SW-35-70-7-W6**  
**Rural Grande Prairie No. 1, County of, 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!