



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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**#51 Wapiti River**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2151742**



**\$214,900**

<b>Division:</b>	NONE
<b>Lot Size:</b>	0.96 Acre
<b>Lot Feat:</b>	Many Trees, Treed, Views, Waterfront
<b>By Town:</b>	Elmworth
<b>LLD:</b>	21-69-10-W6
<b>Zoning:</b>	IR
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Utilities:</b>	Electricity at Lot Line, Satellite Internet, Underground Utilities

Looking for the perfect WATERFRONT property to call your own? Look no further than this development on the Wapiti River, a one-of-a-kind subdivision located on the banks of this relaxing and serene river. With some of the most breathtaking views in the area, the Wapiti River is perfect for anyone who loves the outdoors. Imagine waking up to the sound of the gentle flowing water as you sip coffee and take in the amazing scenery. We are proud to offer some of the last remaining waterfront properties in the area, giving you the rare opportunity to own your title to the land and have power to the lot line. With sprawling areas of mature trees, you'll have the perfect environment to create your private oasis. Enjoy endless outdoor activities like river boating, fishing, kayaking, hiking, enjoying the beach and swimming! These lots offer a peaceful and natural environment for families and friends to relax and reconnect. It is just a quick 25-minute drive to the town of Beaverlodge and only an hour from Grande Prairie, making it easy to escape from the city and immerse yourself in nature. Take a drive out to the beautiful Wapiti River and witness for yourself how tranquil and serene it truly is. Enjoy year-round access for winter activities like tobogganing, cross-country skiing and much more! Don't miss out on the chance to own one of the few remaining Wapiti RIVERFRONT lots. Invest in your dream recreational property today!