



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

780-831-7725
jackadmin@gpremax.com

Lot 1, Blk 1, 730 township road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2179878



\$139,000

Division:	NONE
Lot Size:	12.82 Acres
Lot Feat:	-
By Town:	Hythe
LLD:	10-73-6-W6
Zoning:	CR-5
Water:	-
Sewer:	-
Utilities:	-

Discover the limitless potential of this untouched CR-5 zoned property, nestled just off Highway 43 and perfectly positioned between Beaverlodge and Hythe. Spanning pristine land with boundaries that follow the shoreline of the Beaverlodge River, this parcel offers a unique opportunity for those seeking a blend of nature, privacy, and possibility. Immerse yourself in the beauty of peaceful prairie sunsets, and enjoy frequent wildlife sightings, as this property has remained undisturbed for over a decade. Whether you envision building your dream home, establishing a business, or preserving its natural beauty, this land provides the canvas to bring your vision to life. Conveniently located just 5 minutes from Hythe, 8 minutes from Beaverlodge, and only 40 minutes to Grande Prairie, it offers both seclusion and accessibility. Properties like this, with their unique blend of history, natural beauty, and potential, rarely become available. Power and gas are at the property line, and drilling for water won't be a concern with a neighbouring over-producing well. Don't miss your chance to create something truly special—contact your trusted realtor today for more information!