

# \$199,900 - 2 714058, Range Road 72, Rural Grande Prairie No. 1, County of

---

MLS® #A2177011

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Land on 4.00 Acres

NONE, Rural Grande Prairie No. 1, County of,  
Alberta

Looking for an AMAZING view? Look no further, this is the perfect opportunity to develop a 4 acre lot on Richmond Hill with a STUNNING VIEW OF BEAR LAKE AND OF GRANDE PRAIRIE . Partial landscaping is already complete such a substantial amount of small trees ( including Golden Willow, Colorado Blue Spruce, Choke Cherry and Elm ) and grass. Utilities include power on site with gas and fibre optics brought to the property line. This land also features great walkout potential. Road to this beautiful piece of property is almost fully paved with only 1/4 km of gravel to location. Extra bonus is this amazing property is only 5 mins from city limits. VIEWS LIKE THIS ARE HARD TO FIND! Dont Miss Out!

## Essential Information

MLS® #	A2177011
Price	\$199,900
Bathrooms	0.00
Acres	4.00
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information



Address	2 714058, Range Road 72
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5J6

### **Additional Information**

Date Listed	November 1st, 2024
Days on Market	272
Zoning	CR-2

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.