

# \$162,500 - Lot 33, 692059, Rge Rd 104a Wapiti River, Rural Grande Prairie No. 1, County of

MLS® #A2064128

**\$162,500**

0 Bedroom, 0.00 Bathroom,  
Land on 1.37 Acres

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

Breath-taking recreational lots on the Wapiti River; the only development of it's kind in the Peace Country! If you are looking for a tranquil spot to build the ultimate campsite or dream cabin; a place to get away from the hustle and bustle, this is the development for you, an ideal property for any River boater with access to neighboring boat launch. Location is stunning with mature trees, power at property lines, and well built all weather roads, private titled lots, architectural guidelines and covenants. There is common access to the sand and rock beach. Less than one hour from Grande Prairie and only 5.5 km off pavement! Developments like this are rare, and limited lots are available, call a Realtor to start your own recreation property life today!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2064128         |
| Price     | \$162,500        |
| Bathrooms | 0.00             |
| Acres     | 1.37             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |  |
|-------------|--|
| Address     | Lot 33, 692059, Rge Rd 104a Wapiti River |
| Subdivision | NONE                                     |
| City        | Rural Grande Prairie No. 1, County of    |
| County      | Grande Prairie No. 1, County of          |
| Province    | Alberta                                  |
| Postal Code | T0H 1J0                                  |

### **Amenities**

|            |                            |
|------------|----------------------------|
| Amenities  | Beach Access, Snow Removal |
| Utilities  | Electricity at Lot Line    |
| Waterfront | See Remarks, River Access  |

### **Exterior**

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | Corner Lot, Many Trees, See Remarks |
|-----------------|-------------------------------------|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2023 |
| Days on Market | 670            |
| Zoning         | IR             |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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