\$990,000 - Pt Nw-25-70-6-w6, Rural Grande Prairie No. 1, County of

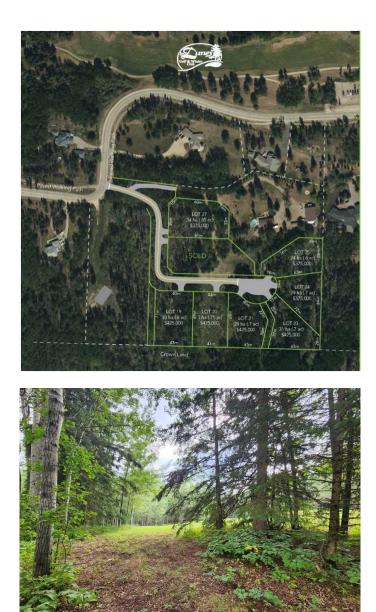
MLS® #A2160763

\$990,000

0 Bedroom, 0.00 Bathroom, Land on 5.10 Acres

Dunes, Rural Grande Prairie No. 1, County of, Alberta

ATTENTION INVESTORS - DEVELOPMENT PARCEL FOR SALE! This parcel has had all prep work, wetland study & fees paid, geotechnical completed already. Forest Hills features 7 exclusive fully serviced lots from 0.6 to 0.85 acres. 3 lots for sale currently priced at \$375,000 ea. 4 lots for sale currently priced at \$425,000. Cost to complete city water/sewer services and paved road is approx. \$1,165,000. Extensive marketing & promotion has already been done (and is ongoing) on Forest Hills. Architecturally controlled development. There is genuine interest in the lots currently listed for sale - completion of the road and services will turn interest into lot sales. All lots at Forest Hills are beautifully treed and feature a gentle slope with building sites suitable for walkouts. Access to nature trails and the Wapiti River Valley at your doorstep!



Essential Information

| MLS® # | A2160763 |
|-----------|------------------|
| Price | \$990,000 |
| Bathrooms | 0.00 |
| Acres | 5.10 |
| Туре | Land |
| Sub-Type | Residential Land |

Community Information

| Address | Pt Nw-25-70-6-w6 |
|-------------|---------------------------------------|
| Subdivision | Dunes |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8W 5K2 |

Additional Information

| Date Listed | August 27th, 2024 |
|----------------|-------------------|
| Days on Market | 361 |
| Zoning | CR1 |

Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.