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

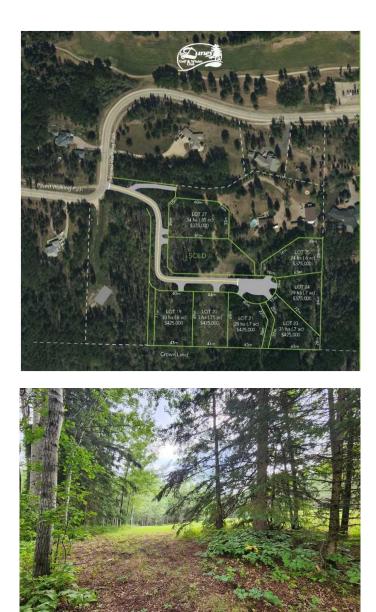
MLS® #A2160763

### \$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

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