

# \$194,900 - 72 64009 Twp Road 704 Township, Rural Grande Prairie No. 1, County of

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MLS® #A2189565

**\$194,900**

0 Bedroom, 0.00 Bathroom,  
Land on 2.74 Acres

The Ranch, Rural Grande Prairie No. 1,  
County of, Alberta

Are you looking for the perfect land to build your dream home? This acreage in The Ranch is just right! 2.74 acres with a nice mix of mature trees and open area that's ready for your new build. This subdivision is located just 5km south of the City, has utilities to the property line, including City water, and is close to Wapiti Nordic Ski Trails, Nite Hawk Ski Hill and a short drive from the Dunes Golf and Country Club. There's pavement to the subdivision and you'll love the beautiful drive home! GST is applicable.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2189565         |
| Price     | \$194,900        |
| Bathrooms | 0.00             |
| Acres     | 2.74             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 72 64009 Twp Road 704 Tow             |
| Subdivision | The Ranch                             |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T8X 5C3 |

### **Exterior**

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Level, Meadow, Many Trees |
|-----------------|---------------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 174                |
| Zoning         | CR-2               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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