

# \$162,500 - Lot 23, 692059 Rge Rd 104a Wapiti River, Rural Grande Prairie No. 1, County of

MLS® #A2064102

**\$162,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.87 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® #	A2064102
Price	\$162,500
Bathrooms	0.00
Acres	0.87
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Lot 23, 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
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### **Additional Information**

Date Listed	July 7th, 2023
Days on Market	751
Zoning	IR

### **Listing Details**

Listing Office	All Peace Realty Ltd.
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