

# \$209,900 - 47 64009 Twp Rd 704, Rural Grande Prairie No. 1, County of

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MLS® #A2116099

**\$209,900**

0 Bedroom, 0.00 Bathroom,  
Land on 3.16 Acres

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

Completely treed lot backing south which features a nice sandy ridge at both the front and rear of property which could potentially work for a walkout basement and/or provide extra material for construction / landscaping. The Ranch is one of Grande Prairie's premier acreage developments and is located west of the Wapiti Nordic Ski Trails which can be accessed west off of Highway 40 or south off of the Correction Line, both routes are paved right to the subdivision. About 5 miles south of city limits this beautiful acreage offers city water, power, gas, and an attractive mix of trees. The CR-2 zoning with restrictive covenants promotes a beautiful subdivision while utilizing what true acreage living is all about. Take the picturesque drive out to The Ranch and have a walk through this gorgeous lot and consider the possibilities. There is no time commitment to build if you aren't quite ready.

## Essential Information

MLS® #	A2116099
Price	\$209,900
Bathrooms	0.00
Acres	3.16
Type	Land



Sub-Type	Residential Land
Status	Active

### Community Information

Address	47 64009 Twp Rd 704
Subdivision	The Ranch
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 2Z9

### Additional Information

Date Listed	March 20th, 2024
Days on Market	458
Zoning	CR-2

### Listing Details

Listing Office	Royal LePage - The Realty Group
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