

# \$989,000 - Ne 17 72 6 M6, Rural Grande Prairie No. 1, County of

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MLS® #A2210838

**\$989,000**

0 Bedroom, 0.00 Bathroom,  
Land on 161.00 Acres

NONE, Rural Grande Prairie No. 1, County of,  
Alberta

For more information, please click Brochure  
button.

Great investment opportunity 10 minutes away from Grande Prairie and minutes away from the Sportsplex. Beautiful quarter of land in the City of Grande Prairie with so many options! It is zoned Agricultural, however current city planning means re-zoning would be possible. 120 of the 161 acres of farmable land is currently rented out, with the option to potentially renegotiate. In the past a subdivision was approved subject to adding an potential approach. It has a flowing creek running along the edge and historic barn. Land is deemed "uncontrolled" as per provincial regulations & can have potentially foreign ownership!



## Essential Information

MLS® #	A2210838
Price	\$989,000
Bathrooms	0.00
Acres	161.00
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Ne 17 72 6 M6
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	t8x 4k7

### **Amenities**

Is Waterfront	Yes
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### **Exterior**

Lot Description	Creek/River/Stream/Pond, Few Trees, Waterfront, Farm, Wooded
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### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	63
Zoning	AGRSA

### **Listing Details**

Listing Office	Easy List Realty
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