

\$162,500 - #15 Wapiti River, Rural Grande Prairie No. 1, County of

MLS® #A2151744

\$162,500

0 Bedroom, 0.00 Bathroom,
Land on 1.27 Acres

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

Welcome to a true paradise on the Wapiti River Banks, where Lot #15 awaits you. This picturesque and heavily treed recreational lot sprawling over 1.27 acres boasts stunning elevated views overlooking the lush Wapiti River valley. The native trees and shrubs provide a natural canopy, creating a serene and tranquil ambience.

This is a one-of-a-kind opportunity to own land in the best and only available subdivision on the Wapiti River. This vibrant community offers an array of outdoor activities that include river boating, fishing, kayaking, hiking, or just relaxing around the campfire with family and friends. The location is ideal, only one hour away from Grande Prairie and 25 minutes from Beaverlodge.

With power to the property line in place, you can have all the conveniences of a modern, rural setting. Lot #15 is ready to be developed into a fabulous campsite, a dream cabin, or an idyllic year-round escape with all-weather access.

Whether you prefer to enjoy the beach or launch your boat, the possibilities are endless. Several other lots are also available, and a scenic drive to this sublime location will allow you to handpick your ideal properties that will



remain in your family for generations to come.

Essential Information

MLS® #	A2151744
Price	\$162,500
Bathrooms	0.00
Acres	1.27
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	#15 Wapiti River
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

Amenities

Amenities	Boating
Utilities	Electricity at Lot Line, Satellite Internet Available, Underground Utilities
Waterfront	River Access

Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, Treed, Views

Additional Information

Date Listed	July 26th, 2024
Days on Market	349
Zoning	IR

Listing Details

Listing Office	All Peace Realty Ltd.
----------------	-----------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.