

# \$219,900 - Plan 0526447 Block 1 Lot 1, Rural Grande Prairie No. 1, County of

MLS® #A2209362

**\$219,900**

0 Bedroom, 0.00 Bathroom,  
Land on 2.65 Acres

Bear Ridge Estates., Rural Grande Prairie No. 1, County of, Alberta

2.65 acre lot just minutes from Grande Prairie with pavement to your door by 2026! What an opportunity to develop your own home on a beautiful property without restrictive covenants dictating the size or style of home. Whether you're looking to bring in a manufactured home, modular home or stick frame your dream home and shop, the options are all there. The lot is primarily open and level with tree lines between the closest neighbors. The County has confirmed that paving of range road 53 from twp rd 712 south will be completed over the 2025/2026 build season, so there will be pavement right to this property. Zoned CR-5. For more information or to view contact your favorite real estate professional today!



## Essential Information

MLS® #	A2209362
Price	\$219,900
Bathrooms	0.00
Acres	2.65
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Plan 0526447 Block 1 Lot 1
Subdivision	Bear Ridge Estates.
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5A3

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	91
Zoning	CR-5

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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