

# \$40,000 - 10 1st Ave Ne, Grouard

MLS® #A2244358

**\$40,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.63 Acres

NONE, Grouard, Alberta

Discover the perfect blend of tranquility and adventure with this spacious 3.63-acre parcel nestled in the heart of Grouard, Alberta. Just minutes from the lake, this property offers direct access to one of the region’s most beloved fishing hotspots—ideal for anglers, nature lovers, and outdoor enthusiasts alike. Located in peaceful Grouard, surrounded by natural beauty, and just a short drive to the lake—renowned for excellent fishing. Ideal for building a cabin, cottage, or year-round residence with plenty of space for RVs, boats, and outdoor gear. Whether you're looking to build your dream getaway or invest in recreational land, this lot offers unbeatable value and location. With the lake just minutes away, you’ll enjoy endless opportunities for fishing, boating, and exploring the great outdoors.

Don’t miss your chance to own a slice of Alberta’s wilderness paradise.



## Essential Information

MLS® #	A2244358
Price	\$40,000
Bathrooms	0.00
Acres	3.63
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	10 1st Ave Ne
Subdivision	NONE
City	Grouard
County	Big Lakes County
Province	Alberta
Postal Code	T0G1C0

## Additional Information

Date Listed	August 10th, 2025
Days on Market	1
Zoning	res

## Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
----------------	---------------------------------

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