

# \$227,500 - 6, 51023 712 Township, Rural Grande Prairie No. 1, County of

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MLS® #A2180542

**\$227,500**

0 Bedroom, 0.00 Bathroom,  
Land on 2.60 Acres

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

With only one lot left ! Do not miss out on building in this great community ! Lot 6 in BearsPaw Estates , Come build your dream acreage on this fenced 2.6 acre parcel that is located on pavement just 5 minutes east of GP on 68th Avenue . Located close to the banks of Bear Creek this lot has everything you could ask for in an acreage! With access to fantastic quad trails and walking/hiking trails along Bear creek. Bears Paw covenants were specifically designed to attract a community minded group of individuals with common goals. To live in an un-congested area, with spacious lots to raise a family within a natural setting. Attract similar people in age and family dynamics to create a community minded group. Have access to Green Space and the Bear Creek wooded areas. A smaller number of lots enables residents to really know their neighbors. Have consistency in home styles and workmanship, protecting value. This is a great area to build your dream home !

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2180542  |
| Price     | \$227,500 |
| Bathrooms | 0.00      |
| Acres     | 2.60      |



|          |                  |
|----------|------------------|
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 6, 51023 712 Township                 |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 4A9                               |

### Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | See Remarks |
|-----------------|-------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 21st, 2024 |
| Days on Market | 271                 |
| Zoning         | CR2                 |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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