

# \$162,500 - #14 Wapiti River, Rural Grande Prairie No. 1, County of

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MLS® #A2246256

**\$162,500**

0 Bedroom, 0.00 Bathroom,  
Land on 1.49 Acres

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

Welcome to a true paradise on the Wapiti River Banks! Lot #14 awaits you. This picturesque, heavily treed recreational lot spans 1.49 acres and offers stunning elevated views overlooking the lush Wapiti River valley. Native trees and shrubs provide a natural canopy, creating a serene and tranquil ambiance.

This is a rare opportunity to own land in the only available subdivision on the Wapiti River. The vibrant community offers a wide range of outdoor activities, including river boating, fishing, kayaking, hiking, or simply relaxing around the campfire with family and friends. Ideally located, it's just one hour from Grande Prairie and 25 minutes from Beaverlodge.

With power to the property line, you can enjoy the comforts of a modern rural lifestyle. Lot #14 is ready to be developed into your perfect campsite, dream cabin, or idyllic year-round escape with all-weather access.

Whether you're soaking up the sun on the beach or launching your boat into the river, the possibilities are endless. Several other lots are also available. A scenic drive to this stunning location allows you to handpick the perfect property one your family can cherish for



generations.

Donâ€™t miss this rare chanceâ€”contact us today and discover why Lot #14 on the Wapiti River Banks is truly a slice of paradise.

**Essential Information**

|           |                  |
|-----------|------------------|
| MLS® #    | A2246256         |
| Price     | \$162,500        |
| Bathrooms | 0.00             |
| Acres     | 1.49             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | #14 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    | August 6th, 2025 |
| Days on Market | 15               |
| Zoning         | IR               |

**Listing Details**

Listing Office                      All Peace Realty Ltd.

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