

# \$129,900 - Sw-35-70-7-w6 Sw-35-70-7-w6, Grande Prairie

MLS® #A2208294

**\$129,900**

0 Bedroom, 0.00 Bathroom,  
Land on 6.64 Acres

NONE, Grande Prairie, Alberta

Discover the perfect blend of country tranquility and modern convenience with this exceptional 6.64-acre property, zoned AG, located just 15 minutes southwest of Grande Prairie. This versatile land offers the ideal setting to build your dream home or easily move a modular home onto the site, allowing you to start your new lifestyle without delay.

## Key Features:

**Spacious 6.64 Acres:** Plenty of room to create your ideal home, garden, or hobby farm. Enjoy the freedom and privacy that comes with expansive land ownership.

**Convenient Location:** Just a short drive to Grande Prairie, offering the perfect balance between rural peace and urban amenities.

**Accessibility:** All pavement leading to the property ensures easy access year-round.

**Proximity to Nature:** Close to the river, providing beautiful natural scenery and opportunities for outdoor activities.

**Family-Friendly:** Located on school bus routes, making school commutes easy for the kids.

**Community Feel:** Enjoy a slower-paced country lifestyle with the support and camaraderie of a close-knit community nearby.

**Amenities Close By:** Benefit from being near essential services and conveniences without sacrificing the tranquility of rural living.

Embrace the opportunity to live in a serene environment with all the benefits of nearby city conveniences. Whether you're looking to build



your custom home or place a modular, this property offers the perfect canvas for your dream country lifestyle.

Utilities are on the northwest portion of the property, call your local provider to inquire as per the expense to connect. You can drill a well - there is good water available or tie into city water. Call Aquatera for the current rates. Affordable land does not come up for sale this often. Call your favorite realtor today.

### Essential Information

MLS® #	A2208294
Price	\$129,900
Bathrooms	0.00
Acres	6.64
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	Sw-35-70-7-w6 Sw-35-70-7-w6
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T0H 0C0

### Additional Information

Date Listed	March 31st, 2025
Days on Market	36
Zoning	AG

### Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

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.