

# \$95,000 - Ne-22-74 -3 W6, Rural Grande Prairie No. 1, County of

MLS® #A2203926

**\$95,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.50 Acres

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

Discover the perfect location for future development! This beautifully treed property offers a serene setting with gas and power conveniently available at the property line. Just minutes from Riverstone Golf Course and only 6 miles east to enjoy boating and recreation on the Smoky River. Located near the charming Hamlet of Teepee, you'll have easy access to a school, store, rodeo grounds, riding arena, and a fire hall. Donâ€™t miss out on this incredible opportunity to build your dream project in a growing community!



## Essential Information

MLS® #	A2203926
Price	\$95,000
Bathrooms	0.00
Acres	3.50
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Ne-22-74 -3 W6
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of

Province	Alberta
Postal Code	T0H3C0

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	57
Zoning	CR-5

### **Listing Details**

Listing Office	KIC Realty
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