

# \$189,900 - 60 64009 Township Road 704 Other, Rural Grande Prairie No. 1, County of

---

MLS® #A2155761

**\$189,900**

0 Bedroom, 0.00 Bathroom,  
Land on 3.23 Acres

The Ranch, Rural Grande Prairie No. 1,  
County of, Alberta

PHASE 6 - Final phase of The Ranch, completely treed lots, and now only 4 of 7 lots still available. The Ranch is one of Grande Prairie's premier acreage developments and is located west of the Wapiti Nordic Ski Trails which can be accessed west off of Highway 40 or south off of the Correction Line, both routes are paved right to the subdivision. About 5 miles south of the city limits these beautiful acreages offer city water, power, gas, and lots are treed with spruce, tamarack, pine and poplar. The sandy rolling terrain offers amazing building sites with complete privacy. Lot sizes range from 3.11 – 3.68 acres and the CR-2 zoning with restrictive covenants promotes a beautiful subdivision while utilizing what true acreage living is all about. Info packages are available upon request. Take the picturesque drive out to The Ranch, road is now complete and approaches are in. GST is applicable. Vendor is a licensed REALTOR® in the Province of Alberta



## Essential Information

MLS® #	A2155761
Price	\$189,900
Bathrooms	0.00
Acres	3.23

Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	60 64009 Township Road 704 Other
Subdivision	The Ranch
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5C3

### Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
-----------	--

### Exterior

Lot Description	Treed, No Neighbours Behind
-----------------	-----------------------------

### Additional Information

Date Listed	August 7th, 2024
Days on Market	269
Zoning	CR-2

### Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

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.