$1,690,000 - 8802 96 Avenue, Grande Prairie

MLS® #A2180316

$1,690,000
0 Bedroom, 0.00 Bathroom,
Land on 25.92 Acres

Cobblestone., Grande Prairie, Alberta

For more information, please click Brochure button below.
Terrific investment / development opportunity! This prime parcel of development land is being sold at an unmatched price per acre within the City. It is situated near the ever-growing area of Cobblestone, Fieldbrook and Riverstone and is next in line for development in the area. Located just off of 100th Ave, it's close to downtown, schools and shopping centres. The newer Riverstone Public School (K-8) is a mere stones throw away with its East-most boundary touching the parcel. Existing City sewer line already connected on the parcel; all other services directly adjacent. Very central location with many businesses, including grocery store, right in the neighbourhood. Owner is willing to sell the adjacent vacant land to the North, which connects this parcel to 100th Ave for even easier access as well as offering great opportunity for potential commercial development. Seller financing and/or partnership available with both parcels.

Essential Information

MLS® #	A2180316
Price	$1,690,000
Bathrooms	0.00
Acres	25.92
Type	Land
Sub-Type	Residential Land

Status   Active

Community Information

Address   8802 96 Avenue
Subdivision   Cobblestone.
City   Grande Prairie
County   Grande Prairie
Province   Alberta
Postal Code   T8X 0H2

Exterior

Lot Description   Cleared

Additional Information

Date Listed   November 20th, 2024
Days on Market   165
Zoning   UR

Listing Details

Listing Office   Easy List Realty