

# \$162,500 - #15 Wapiti River, Rural Grande Prairie No. 1, County of

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MLS® #A2246026

**\$162,500**

0 Bedroom, 0.00 Bathroom,  
Land on 1.27 Acres

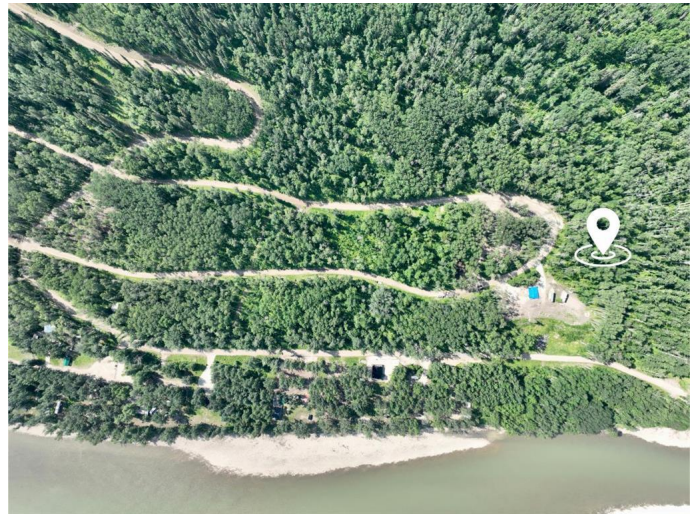
NONE, Rural Grande Prairie No. 1, County of, Alberta

Welcome to a true paradise on the banks of the Wapiti River—Lot #15 awaits you. This picturesque and heavily treed 1.27-acre recreational lot offers stunning elevated views of the Wapiti River valley. Mature native trees and shrubs create a natural canopy, providing a beautiful setting.

This is a rare opportunity to own land in the best—and only—available subdivision along the Wapiti River. This vibrant community is perfect for outdoor enthusiasts, offering river boating, fishing, kayaking, hiking, or simply relaxing by the campfire with family and friends. Conveniently located just one hour from Grande Prairie and 25 minutes from Beaverlodge.

Underground power is available at the property line, providing the comforts of modern rural living. Lot #15 is ready for your dream campsite, a cozy cabin, or a year-round retreat with all-weather access.

Whether you're enjoying the beach or launching your boat, the possibilities are endless. Several other lots are also available—take a scenic drive and handpick the perfect property to enjoy for generations to come.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2246026         |
| Price     | \$162,500        |
| Bathrooms | 0.00             |
| Acres     | 1.27             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | #15 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   | Treed, Views, Many Trees |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 50               |
| Zoning         | IR               |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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