

# \$145,000 - Lot #36 Wapiti River Sw-21-69-10-w6, Rural Grande Prairie No. 1, County of

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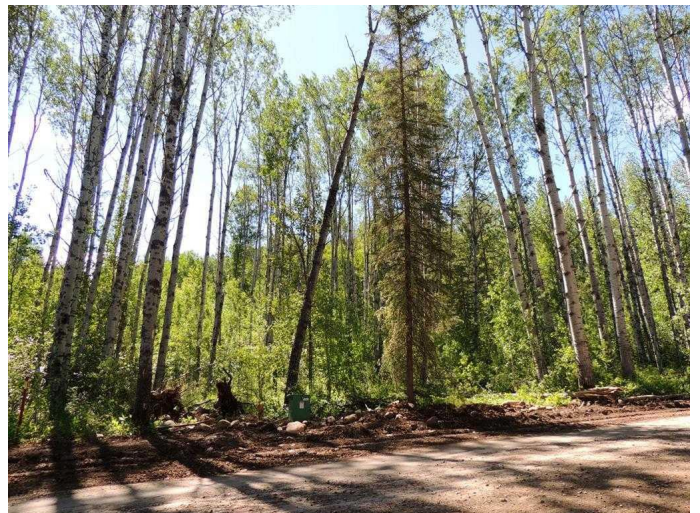
MLS® #A2246231

**\$145,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.17 Acres

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

If you are looking for a tranquil spot to build the ultimate campsite or dream cabin; a place to get away from the hustle and bustle, this is the development for you. Beautiful recreational lots on the Wapiti River, an ideal property for any River boater with access to neighboring boat launch. The only development of it's kind in the Peace Country; with private titled lots, architectural guidelines and covenants. Location is stunning with mature trees, power at property lines, and well built all weather roads. There is common access to the sand and rock beach. Less than one hour from Grande Prairie and only 5.5 km off pavement!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2246231         |
| Price     | \$145,000        |
| Bathrooms | 0.00             |
| Acres     | 1.17             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | Lot #36 Wapiti River Sw-21-69-10-w6   |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |



|             |                                 |
|-------------|---------------------------------|
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 1J0                         |

### **Amenities**

|           |                            |
|-----------|----------------------------|
| Amenities | Snow Removal, Beach Access |
| Utilities | Electricity at Lot Line    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 49               |
| Zoning         | IR               |

### **Listing Details**

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

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