

# \$990,000 - Pt Nw-25-70-6-w6, Rural Grande Prairie No. 1, County of

MLS® #A2160763

**\$990,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.10 Acres

Dunes, Rural Grande Prairie No. 1, County of,  
Alberta

**ATTENTION INVESTORS - DEVELOPMENT PARCEL FOR SALE!** This parcel has had all prep work, wetland study & fees paid, geotechnical completed already. Forest Hills features 7 exclusive fully serviced lots from 0.6 to 0.85 acres. 3 lots for sale currently priced at \$375,000 ea. 4 lots for sale currently priced at \$425,000. Cost to complete city water/sewer services and paved road is approx. \$1,165,000. Extensive marketing & promotion has already been done (and is ongoing) on Forest Hills. Architecturally controlled development. There is genuine interest in the lots currently listed for sale - completion of the road and services will turn interest into lot sales. All lots at Forest Hills are beautifully treed and feature a gentle slope with building sites suitable for walkouts. Access to nature trails and the Wapiti River Valley at your doorstep!



## Essential Information

MLS® #	A2160763
Price	\$990,000
Bathrooms	0.00
Acres	5.10
Type	Land
Sub-Type	Residential Land

Status Active

### Community Information

Address Pt Nw-25-70-6-w6  
Subdivision Dunes  
City Rural Grande Prairie No. 1, County of  
County Grande Prairie No. 1, County of  
Province Alberta  
Postal Code T8W 5K2

### Additional Information

Date Listed August 27th, 2024  
Days on Market 237  
Zoning CR1

### Listing Details

Listing Office RE/MAX Grande Prairie

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