



72 64009 Township Road 704
Grande Prairie, County of, Alberta

MLS # GP205781



\$199,800

Division:	The Ranch		
Type:	Acreage Vacant Land		
Style:	-		
Size:	-	Age:	-
Beds:	-	Baths:	-
Possession:	Immediate		
Garage:	-		
Driveway:	-		

Heating:	None	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Taxes:	\$ 1,100
Basement:	-	Condo Fee:	-
Exterior:	-	Lot Fee:	-
Land:	Treed	Maintenance Fee:	-
Features:	-		

Inclusions: -

Just South of Grande Prairie you will The Ranch – a gorgeous treed acreage subdivision with city water, power & gas right to the property line. This amazing 2.74 acre lot offers mature trees and open space perfect to build your future dream home. Take advantage of all acreage living has to offer including lower taxes, privacy & space to play. Fully paved access to The Ranch via Correction Line and RR64, or Highway 40 and Township Road 704 past the Nordic Ski Trails meaning a very short distance is driven on gravel. Restrictive covenants in place for this subdivision as well.