

# \$95,000 - Ne-22-74 -3 W6, Rural Grande Prairie No. 1, County of

---

MLS® #A2203926

**\$95,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.50 Acres

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

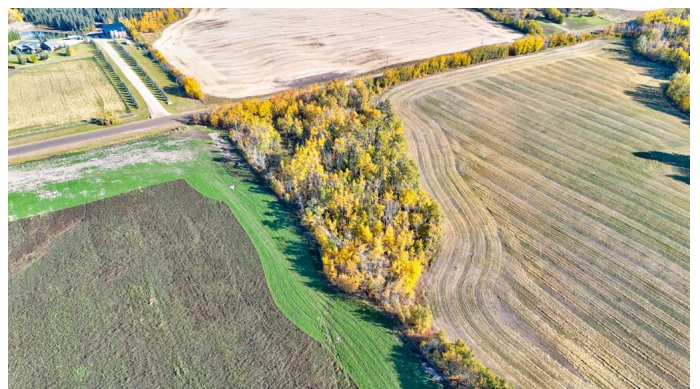
Discover the perfect location for future development! This beautifully treed property offers a serene setting with gas and power conveniently available at the property line. Just minutes from Riverstone Golf Course and only 6 miles east to enjoy boating and recreation on the Smoky River. Located near the charming Hamlet of Teepee, you'll have easy access to a school, store, rodeo grounds, riding arena, and a fire hall. Don't miss out on this incredible opportunity to build your dream project in a growing community!

## Essential Information

MLS® #	A2203926
Price	\$95,000
Bathrooms	0.00
Acres	3.50
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Ne-22-74 -3 W6
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of



Province	Alberta
Postal Code	T0H3C0

**Additional Information**

Date Listed	March 19th, 2025
Days on Market	44
Zoning	CR-5

**Listing Details**

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.