

\$989,000 - Ne 17 72 6 M6, Rural Grande Prairie No. 1, County of

MLS® #A2210838

\$989,000

0 Bedroom, 0.00 Bathroom,
Land on 161.00 Acres

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

For more information, please click [Brochure](#) button.

Great investment opportunity 10 minutes away from Grande Prairie and minutes away from the Sportsplex. Beautiful quarter of land in the City of Grande Prairie with so many options! It is zoned Agricultural, however current city planning means re-zoning would be possible. 120 of the 161 acres of farmable land is currently rented out, with the option to potentially renegotiate. In the past a subdivision was approved subject to adding an potential approach. It has a flowing creek running along the edge and historic barn. Land is deemed "uncontrolled" as per provincial regulations & can have potentially foreign ownership!



Essential Information

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|-----------|------------------|
| MLS® # | A2210838 |
| Price | \$989,000 |
| Bathrooms | 0.00 |
| Acres | 161.00 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | Ne 17 72 6 M6 |
| Subdivision | NONE |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | t8x 4k7 |

Amenities

| | |
|---------------|-----|
| Is Waterfront | Yes |
|---------------|-----|

Exterior

| | |
|-----------------|--|
| Lot Description | Creek/River/Stream/Pond, Few Trees, Waterfront, Farm, Wooded |
|-----------------|--|

Additional Information

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|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 42 |
| Zoning | AGRSA |

Listing Details

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|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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