

# \$190,000 - 711034 Rge Rd 90, Rural Grande Prairie No. 1, County of

MLS® #A2201119

**\$190,000**

0 Bedroom, 0.00 Bathroom,  
Land on 10.01 Acres

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

10 Acres of CR5 Zoned Land â€œ Prime  
Acreage Opportunity

-Located just 2.5 miles south of Highway 43 on  
Range Road 90 and 3 miles west of Wembley,  
this 10-acre parcel offers exceptional potential  
for development or investment. Only 22  
minutes to Costco.

-This high-quality land has been used for grain  
and seed crops for years and features  
excellent drainage along with breathtaking  
southwest mountain views. Large acreage  
parcels like this are increasingly rare, and with  
CR5 zoning, there are multiple development  
possibilities.

Key Features:

-CR5 zoning allows for flexible land use  
options

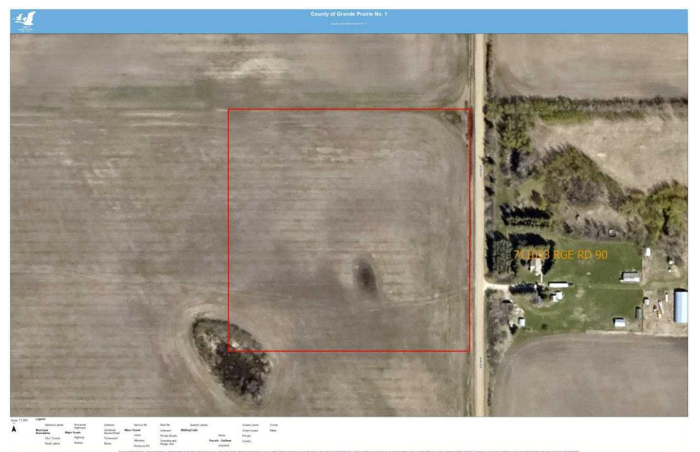
-Potential for significant savings on septic  
installation by using a pump-out system  
instead of a septic treatment plant

-Power is located across the road

-Natural gas runs along the east boundary of  
the property

-Price is subject to GST.

Don't miss this rare opportunityâ€”contact for  
more details or to schedule a viewing.



## Essential Information

MLS® #

A2201119

Price	\$190,000
Bathrooms	0.00
Acres	10.01
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	711034 Rge Rd 90
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	t0h 3s0

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	2
Zoning	CR5

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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