

\$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

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, Farm, Few Trees, Waterfront, Wooded
-----------------	--

Additional Information

Date Listed	April 10th, 2025
Days on Market	69
Zoning	AGRSA

Listing Details

Listing Office	Easy List 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.