



N.E. 1/4 Sec.17 Twp.72 Rge.8 W.6 M.

S.E. 1/4 Sec.17 Twp.72 Rge.8 W.6 M.

Property is Subject to:
142 050 068 - Caveat Re: URW (Alco Electric)
152 374 867 - Caveat Re: Deferred Reserve

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Alco Gas and Pipelines
URW Document #802 053 206



84 Township Road 722 Wembley Alberta

\$215,000

Welcome to your private sanctuary nestled within the serene beauty of the Wembley area. This remarkable treed acreage spans an expansive 8.85 acres, offering endless possibilities for your dream home and more. Escape the hustle and bustle of city life while still enjoying its conveniences, as this picturesque oasis is just a short 25-minute drive from the heart of the city. Embrace the tranquil ambiance and relish in the luxury of space and privacy that this vast acreage provides. The lots are zoned CR5, boasting the coveted PERMITTED COUNTY OF GRANDE PRAIRIE USE for a residential home, accessory building, manufactured home, detached dwelling, and much more. With NO BUILDING COMMITMENT, you have the freedom to envision and create your perfect haven at your own pace. And the opportunities don't end there. Imagine the potential of owning the adjacent lot, an additional 6.62 acres of untouched natural beauty that could be seamlessly incorporated into your grand design. Expand your horizons and embrace the true meaning of space and freedom. Also, seller willing to work with the buyer to bring in power! note that the lots are plus GST. Don't let this extraordinary opportunity slip away. Take action now and call your dedicated REALTOR(R) to arrange a viewing and explore the boundless potential of this treed acreage. Your dream property awaits - make it a reality today! (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Grande Prairie

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Royal

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