

# \$990,000 - Pt Nw-25-70-6-w6, Rural Grande Prairie No. 1, County of

MLS® #A2160763

**\$990,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.10 Acres

Dunes, Rural Grande Prairie No. 1, County of,  
Alberta

ATTENTION INVESTORS - DEVELOPMENT PARCEL FOR SALE! This parcel has had all prep work, wetland study & fees paid, geotechnical completed already. Forest Hills features 7 exclusive fully serviced lots from 0.6 to 0.85 acres. 3 lots for sale currently priced at \$375,000 ea. 4 lots for sale currently priced at \$425,000. Cost to complete city water/sewer services and paved road is approx. \$1,165,000. Extensive marketing & promotion has already been done (and is ongoing) on Forest Hills. Architecturally controlled development. There is genuine interest in the lots currently listed for sale - completion of the road and services will turn interest into lot sales. All lots at Forest Hills are beautifully treed and feature a gentle slope with building sites suitable for walkouts. Access to nature trails and the Wapiti River Valley at your doorstep!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2160763         |
| Price     | \$990,000        |
| Bathrooms | 0.00             |
| Acres     | 5.10             |
| Type      | Land             |
| Sub-Type  | Residential Land |

Status                      Active

**Community Information**

Address                      Pt Nw-25-70-6-w6  
Subdivision                Dunes  
City                          Rural Grande Prairie No. 1, County of  
County                      Grande Prairie No. 1, County of  
Province                    Alberta  
Postal Code                T8W 5K2

**Additional Information**

Date Listed                August 27th, 2024  
Days on Market          349  
Zoning                      CR1

**Listing Details**

Listing Office             RE/MAX Grande Prairie

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