



## 5, 53054 TWP RR 712 , Rural Grande Prairie No. 1, County of, Alberta - \$424,900



Main Photo

### Property Description

Discover the perfect blend of privacy and convenience with this 3.36-acre property, located just minutes from the city and all amenities. Tucked away on a long driveway and surrounded by mature trees, this property offers peace and seclusion while keeping you close to everything you need.

The property currently features an older mobile home with an addition, complete with a well and septic system in place. At the back of the lot, you'll also find an older workshop, providing additional storage or project space.

With its spacious, wooded setting, this property is an ideal location to build your dream home and garage while enjoying the natural beauty and tranquility of the land.

Whether you're looking to renovate, start fresh with new construction, or simply enjoy the acreage as it is, this property offers plenty of potential.



REALTOR Referral



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Courtesy Of: Sutton Group Grande Prairie Professionals

