

10, 713001 53A Range Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2056215



**\$209,900**

**Division:** Jersey Meadows

**Lot Size:** 2.52 Acres

**Lot Feat:** Open Lot, Other

**By Town:** Grande Prairie

**LLD:** 16-71-5-W6

**Zoning:** CR-2

**Water:** -

**Sewer:** -

**Utilities:** -

Less than 5 minutes from Grande Prairie is bare acreage consisting of 2.52 acres available for you to build your dream home. Services to the lot consist of high pressure city water, power, fibre optics TV and natural gas. This lot has no trees, however the two lots to the west have trees planted on them, giving this lot the privacy you are looking for. Jersey Meadows is a quiet family community, with acreages big enough to grow your family while maintaining the privacy you are wanting when living in the county. This is just outside of city limits and will be very close to the new Harry Balfour school being built. There is no neighbours to the east or the north. The subdivision has easy, paved access to all directions to Grande Prairie. You are also allowed to build a shop up to 2400 sq. ft. to store your toys and miscellaneous equipment.