

**PT NW-25-70-6-W6**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2160763**



**\$990,000**

**Division:** Dunes

**Lot Size:** 5.10 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 25-70-6-W6

**Zoning:** CR1

**Water:** -

**Sewer:** -

**Utilities:** -

**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!