

## #14 Wapiti River Rural Grande Prairie No. 1, County of, Alberta

**MLS # A2246256**



# \$162,500

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| <b>Division:</b>  | NONE                                                               |
| <b>Lot Size:</b>  | 1.49 Acres                                                         |
| <b>Lot Feat:</b>  | Many Trees, Treed, Views                                           |
| <b>By Town:</b>   | Elmworth                                                           |
| <b>LLD:</b>       | 21-69-10-W6                                                        |
| <b>Zoning:</b>    | IR                                                                 |
| <b>Water:</b>     | None                                                               |
| <b>Sewer:</b>     | -                                                                  |
| <b>Utilities:</b> | Electricity at Lot Line, Satellite Internet, Underground Utilities |

Welcome to a true paradise on the Wapiti River Banks—Lot #14 awaits you. This picturesque, heavily treed recreational lot spans 1.49 acres and offers stunning elevated views overlooking the lush Wapiti River valley. Native trees and shrubs provide a natural canopy, creating a serene and tranquil ambiance. This is a rare opportunity to own land in the only available subdivision on the Wapiti River. The vibrant community offers a wide range of outdoor activities, including river boating, fishing, kayaking, hiking, or simply relaxing around the campfire with family and friends. Ideally located, it's just one hour from Grande Prairie and 25 minutes from Beaverlodge. With power to the property line, you can enjoy the comforts of a modern rural lifestyle. Lot #14 is ready to be developed into your perfect campsite, dream cabin, or idyllic year-round escape—with all-weather access. Whether you're soaking up the sun on the beach or launching your boat into the river, the possibilities are endless. Several other lots are also available. A scenic drive to this stunning location allows you to handpick the perfect property—one your family can cherish for generations. Don't miss this rare chance—contact us today and discover why Lot #14 on the Wapiti River Banks is truly a slice of paradise.