

# \$1,690,000 - 8802 96 Avenue, Grande Prairie

MLS® #A2180316

**\$1,690,000**

0 Bedroom, 0.00 Bathroom,  
Land on 25.92 Acres

Cobblestone., Grande Prairie, Alberta

For more information, please click the "More Information" button.

Terrific investment / development opportunity! This prime parcel of development land is being sold at an unmatched price per acre within the City. It is situated near the ever-growing area of Cobblestone, Fieldbrook and Riverstone and is next in line for development in the area. Located just off of 100th Ave, it's close to downtown, schools and shopping centres. The newer Riverstone Public School (K-8) is a mere stones throw away with its East-most boundary touching the parcel. Existing City sewer line already connected on the parcel; all other services directly adjacent. Very central location with many businesses, including grocery store, right in the neighbourhood. Owner is willing to sell the adjacent vacant land to the North, which connects this parcel to 100th Ave for even easier access as well as offering great opportunity for potential commercial development. Seller financing and/or partnership available with both parcels.



## Essential Information

MLS® #	A2180316
Price	\$1,690,000
Bathrooms	0.00
Acres	25.92
Type	Land
Sub-Type	Residential Land

Status                      Active

**Community Information**

Address                    8802 96 Avenue  
Subdivision              Cobblestone.  
City                        Grande Prairie  
County                    Grande Prairie  
Province                  Alberta  
Postal Code              T8X 0H2

**Exterior**

Lot Description        Cleared

**Additional Information**

Date Listed              November 20th, 2024  
Days on Market        293  
Zoning                    UR

**Listing Details**

Listing Office           Easy List Realty

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