

9033 59 Avenue
Grande Prairie, Alberta

MLS # A2312432



\$145,000

Division:	Summerside
Lot Size:	0.30 Acre
Lot Feat:	-
By Town:	-
LLD:	-
Zoning:	RS
Water:	-
Sewer:	-
Utilities:	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer

Build Your Dream Home in a Beautiful, Peaceful Setting! Discover the perfect opportunity to build your dream home on this 1/3-acre, pie-shaped lot in 'Southwynd', a beautiful, quiet neighbourhood. The slightly sloping property offers an ideal setting for a custom-designed home, or you can take advantage of an already specifically designed bungalow home plan created for the lot. With no neighbors directly behind the property, you'll enjoy added privacy and a peaceful backdrop. The southwest exposure provides excellent natural light and beautiful afternoon and evening sunshine. Nature lovers will appreciate being just a 5-minute walk to Bickell's Pond, where you can enjoy leisurely walks around the pond, bird watching, and the sights of swans, ducks, and fish jumping in the water. A wonderful opportunity to create your own private retreat in a serene and established neighbourhood. Contact a REALTOR® today for more information.