

**9809 96 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2328812**



**\$125,000**

**Division:** Highland Park

**Lot Size:** 0.12 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RM

**Water:** -

**Sewer:** -

**Utilities:** -

Fantastic opportunity to build in the heart of Grande Prairie! This RM-zoned vacant lot measures approximately 42.43' x 122.28' (approximately 5,188 sq. ft.) and offers excellent development potential. Whether you're a builder, investor, or developer, this property provides the flexibility of Medium Density Residential (RM) zoning, subject to City approval. Conveniently located close to downtown, schools, shopping, parks, public transit, and other amenities, this is an excellent chance to secure a well-located lot in an established neighbourhood with plenty of future potential.