

**12041 77 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2203227**



**\$130,000**

**Division:** Kensington

**Lot Size:** 0.13 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RG

**Water:** -

**Sewer:** -

**Utilities:** -

Vacant Lot for Sale in Kensington Estates - Your Dream Home Awaits! Discover the perfect opportunity to build your dream home or a builder spec in the prestigious Kensington Estates, located in the desirable southwest corner of Grande Prairie. This upscale neighborhood offers a unique mix of vacant lots, including options with no rear neighbors and beautiful treed views near serene water features and scenic walking trails. Families will love the nearby park, providing a safe and fun space for kids to play and for family gatherings. Enjoy the convenience of being just 10 minutes from downtown Grande Prairie, where you'll find a variety of amenities to suit your lifestyle. With flexible options for build-to-suit and carrying options available, your vision can become a reality. Don't miss out on this incredible opportunity to invest in a community that blends luxury living with nature. Your dream home is just a lot away! GST is applicable.