

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

MLS # A2151744



\$162,500

| | |
|-------------------|--------------------------------------------------------------------|
| Division: | NONE |
| Lot Size: | 1.27 Acres |
| Lot Feat: | Many Trees, Treed, Views |
| By Town: | Elmworth |
| LLD: | 21-69-10-W6 |
| Zoning: | IR |
| Water: | - |
| Sewer: | - |
| Utilities: | Electricity at Lot Line, Satellite Internet, Underground Utilities |

Welcome to a true paradise on the Wapiti River Banks, where Lot #15 awaits you. This picturesque and heavily treed recreational lot sprawling over 1.27 acres boasts stunning elevated views overlooking the lush Wapiti River valley. The native trees and shrubs provide a natural canopy, creating a serene and tranquil ambience. This is a one-of-a-kind opportunity to own land in the best and only available subdivision on the Wapiti River. This vibrant community offers an array of outdoor activities that include river boating, fishing, kayaking, hiking, or just relaxing around the campfire with family and friends. The location is ideal, only one hour away from Grande Prairie and 25 minutes from Beaverlodge. With power to the property line in place, you can have all the conveniences of a modern, rural setting. Lot #15 is ready to be developed into a fabulous campsite, a dream cabin, or an idyllic year-round escape with all-weather access. Whether you prefer to enjoy the beach or launch your boat, the possibilities are endless. Several other lots are also available, and a scenic drive to this sublime location will allow you to handpick your ideal properties that will remain in your family for generations to come.