

# \$204,900 - 9201 46a Avenue, Wedgewood

MLS® #A1240941

**\$204,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.19 Acres

Wedgewood, Wedgewood, Alberta

Rare opportunity to buy a vacant lot in desirable County neighborhood of Wedgewood. Ideally located at the edge of a cul-de-sac just bordering green space makes this corner lot open to endless design possibilities. Dream of that side car garage open concept plan...this lot has room for that! Is your dream home a 2storey with large backyard...this lot has room for that! Build here and be close to walking trails, lush trees and creek banks to explore, Grande Prairie Golf and Country Club, tons of parks & green space, busing for schools, great snow removal and most of all the very appealing County taxes! Take a drive by this vacant lot today!



## Essential Information

MLS® #	A1240941
Price	\$204,900
Bathrooms	0.00
Acres	0.19
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	9201 46a Avenue
Subdivision	Wedgewood
City	Wedgewood
County	Grande Prairie No. 1, County of

Province Alberta  
Postal Code T8W 2G7

### **Amenities**

Utilities Cable Available, Electricity Available, Natural Gas Available, Phone Available

### **Exterior**

Lot Description Cleared, Corner Lot, Cul-De-Sac, Landscaped, Near Shopping Center, Private

### **School Information**

District Peace Wapiti School Division No. 76

### **Additional Information**

Date Listed July 22nd, 2022  
Days on Market 988  
Zoning RR-1

### **Listing Details**

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.