

\$1,300,000 - 70008 Twp Rd 720, Grande Prairie

MLS® #A2209635

\$1,300,000

1 Bedroom, 1.00 Bathroom, 3,528 sqft
Residential on 10.00 Acres

NONE, Grande Prairie, Alberta

Visit REALTOR website for additional information. BEST OF BOTH WORLDS! Residential living while running your business from home on 10.1 acres in City limits, in prime location with great accessibility off Hwy 43 bypass. 8 min from the Airport, 9 min to Costco. There is an infrastructure plan developed for this area to be Commercial Industrial. This property has huge opportunity potential for future development as it is presently taxed at RCRSA country residential with the understanding there will be no objection to rezoning to commercial if wanted. There are three acres currently taxed as Commercial and the remaining 7 acres are taxed as farmland.

Built in 2009

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2209635 |
| Price | \$1,300,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 3,528 |
| Acres | 10.00 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|------------------|
| Address | 70008 Twp Rd 720 |
| Subdivision | NONE |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X 4K4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 20 |
| Parking | Off Street, Parking Pad, Boat, Golf Cart Garage, RV Garage, Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Chandelier, Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub |
| Appliances | Built-In Electric Range, Built-In Oven, Microwave, Refrigerator, Built-In Freezer |
| Heating | Boiler, Central, High Efficiency, In Floor, Forced Air, Combination, ENERGY STAR Qualified Equipment |
| Cooling | Rough-In |
| Fireplaces | None |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Storage |
| Lot Description | Corner Lot, Creek/River/Stream/Pond, Few Trees, Front Yard, Lawn, No Neighbours Behind, Open Lot, Views, Farm |
| Roof | Shingle |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 33 |
| Zoning | RCRSA |

Listing Details



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