

# **\$499,000 - 34070b 670 Highway, Rural Grande Prairie No. 1, County of**

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MLS® #A2217092

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,553 sqft  
Residential on 6.08 Acres

NONE, Rural Grande Prairie No. 1, County of,  
Alberta

Freshly Updated CR-5 Zoned Affordable Acreage Only 15 Minutes East Of Grande Prairie! This 4 Bed 2 Bath Updated Home Is Situated On 6.08 Acres, with a 35x45 Quonset that has concrete floor with floor drain, powered overhead garage door opener, and power ran throughout. Entering this home you will appreciate the spacious entry way, that leads you into the semi open concept kitchen, dining and living room. Kitchen hosts ample cabinet + counter space, and window above the kitchen sink allowing you to enjoy the view of your front yard. Dining allows space for any table size for all occasions. Living room is grand , with numerous windows allowing natural sunlight in, also patio doors allowing access to your large front deck. Remainder of the main floor consists of three bedrooms, and a full bathroom. Heading into the fully finished basement you will find a family room, complimented by desired real wood burning fire place, the master bedroom with full en-suite, office/den with potential 5th bedroom, and laundry/utility room. With the zoning of this acreage being CR-5 it allows you to run a home business, which leads me to next part of the home which offers a fully finished kennel, with dog bathing area, and outside dog runs. So whether you are looking to break into new business venture, or convert it into extra living space or whatever your heart desires. The



land is well manicured , and peaceful  
compliment with a shed for storage. Book your  
viewing today as this acreage will be sure to  
please.

Built in 1990

### **Essential Information**

MLS® #	A2217092
Price	\$499,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,553
Acres	6.08
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	34070b 670 Highway
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4H5

### **Amenities**

Parking Spaces	10
Parking	RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Separate Entrance, Storage, Master Downstairs
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Kennel
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	CR5

## Listing Details

Listing Office	RE/MAX Grande Prairie
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