

\$3,700,000 - #b 703034 Highway 40 Highway, Rural Grande Prairie No. 1, County of

MLS® #A2232950

\$3,700,000

0 Bedroom, 0.00 Bathroom,
Land on 153.00 Acres

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

An exceptional opportunity awaits with this versatile quarter section of land, offering endless potential for future development. This private, leveled property features direct highway frontage, making it ideal for a wide range of commercial or residential uses. Currently utilized as a gravel pit, the site already demonstrates strong potential for further resource or industrial operations.

Situated on the property is a spacious 3,033 sq ft residence, providing comfortable living quarters or the perfect base for managing on-site operations. Whether you're looking to expand industrial use, pursue development opportunities, or simply enjoy the privacy and space this property provides, the possibilities here are truly remarkable.

Don't miss your chance to invest in this unique property with excellent highway exposure and endless potential—contact a realtor today for more details!



Essential Information

MLS® #	A2232950
Price	\$3,700,000
Bathrooms	0.00

Acres	153.00
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	#b 703034 Highway 40 Highway
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V3A1

Additional Information

Date Listed	June 19th, 2025
Days on Market	153
Zoning	AG

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.