

# **\$1,600,000 - 90058 A & 90058 B Township Road 720, Rural Grande Prairie No. 1, County of**

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MLS® #A2242167

**\$1,600,000**

2 Bedroom, 2.00 Bathroom, 4,274 sqft  
Residential on 115.62 Acres

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

115+/- acres with a 4274 sqft home and a 3267 sqft garage attached. Plenty of room in this one-level home for entertaining and a large heated garage to store your vehicles and toys. The garage is also set up with a 2nd kitchen and dining room. There is a 4080 sqft shop with 16 ft doors and 18 ft ceilings, with an additional 3120 sqft of office space and a mezzanine with sleeping quarters and a coffee room. There is approximately 3 acres of well-gravelled yard space with underground power throughout the yard and a hitching rail for plugging in trucks and equipment. There is an 800 sq ft cottage/ 2nd residence located in the main yard as well. Balance of property is a mix of hayfield, native trees and a recreation area with a cook house, patio, and an outdoor pool. The cookhouse offers power, lights, a full bathroom, an outdoor shower and an outhouse. A pond with a man-made beach and quad trails throughout adds to the recreational appeal. This diverse property is suitable for contractors, truckers or R.V. storage, and is also an excellent set-up for an extended family or multi-family operation. Location is great, only 20 minutes West of Grande Prairie, 10 minutes East of Beaverlodge, 1 mile off pavement and 1/2 mile from the Saskatoon mountain recreation area. Contact us for a more detailed feature sheet or with questions regarding this property and its extensive



infrastructure.

Built in 2007

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2242167                         |
| Price          | \$1,600,000                      |
| Bedrooms       | 2                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 4,274                            |
| Acres          | 115.62                           |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 90058 A & 90058 B Township Road 720   |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 4L3                               |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Utilities      | Natural Gas Connected                                            |
| Parking Spaces | 8                                                                |
| Parking        | Gravel Driveway, Heated Garage, Oversized, Quad or More Attached |
| # of Garages   | 4                                                                |
| Waterfront     | Pond                                                             |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Breakfast Bar                                     |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Stove(s) |
| Heating           | Forced Air, Natural Gas, Radiant                  |
| Cooling           | Central Air                                       |

Basement                      None

**Exterior**

Exterior Features      Storage, Fire Pit  
Lot Description        Many Trees  
Roof                      Asphalt Shingle  
Construction          Concrete, Vinyl Siding  
Foundation            Poured Concrete, Slab

**Additional Information**

Date Listed              September 16th, 2025  
Days on Market        64  
Zoning                    AG

**Listing Details**

Listing Office            All Peace Realty Ltd.

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