

\$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 Residential



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 10
Zoning RCRSA

Listing Details

Listing Office

PG Direct Realty Ltd.



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