# \$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.



## **Essential Information**

MLS® # A2209635 Price \$1,300,000

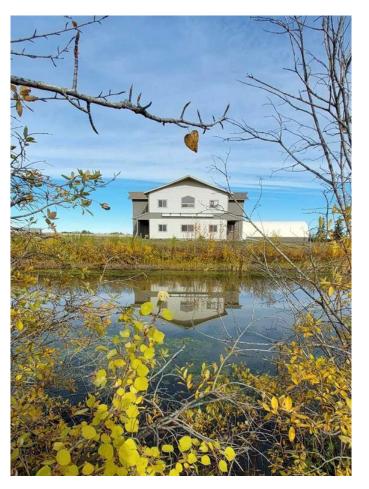
Bedrooms 1 Bathrooms 1.00

Full Baths 1

Square Footage 3,528 Acres 10.00 Year Built 2009

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Resid





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 35

Zoning RCRSA

## **Listing Details**



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