# \$1,300,000 - 70008 Twp Rd 720, Grande Prairie

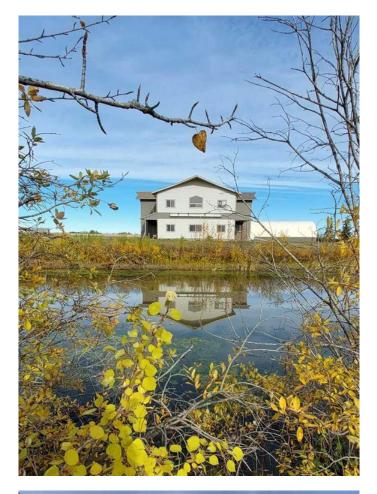
MLS® #A2209635

#### \$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
Туре	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	Boat, Golf Cart Garage, Off Street, Parking Pad, 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 Freezer, Built-In Oven, Microwave, Refrigerator		
Heating	Boiler, Combination, Central, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Forced Air		
Cooling	Rough-In		
Fireplaces	None		
Basement	None		
Exterior			
Exterior Features	Storage		
Lot Description	Corner Lot, Creek/River/Stream/Pond, Farm, Few Trees, Front Yard, Lawn, No Neighbours Behind, Open Lot, Views		
Roof	Shingle		
Construction	Concrete, Wood Frame		
Foundation	Poured Concrete		
Additional Information			
Date Listed	April 10th, 2025		

Date Listed	April 10(11, 20)
Days on Market	85
Zoning	RCRSA

## Listing Details

### Listing Office

PG Direct Realty Ltd.



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