# \$1,590,000 - 63063 Twp Rd 710, Rural Grande Prairie No. 1, County of

MLS® #A2255925

## \$1,590,000

0 Bedroom, 0.00 Bathroom, Land on 160.00 Acres

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

Exceptional development opportunity! This full guarter section is strategically located just 1.5 miles from the Grande Prairie city limits, offering unmatched potential for future growth. With pavement bordering two sides and a 150mm water line running along Twp Rd 710, this property checks every box for long-term development vision. Approximately 150 acres are currently in cultivation, complemented by a separately titled 10-acre homesite with an older residence and existing servicesâ€"perfect for a future project headquarters, rental, or redevelopment. In addition to the prime location and infrastructure, the property generates \$6,000/year from farmland rent plus \$1,000/year from ATCO Gas, providing solid holding income while you plan. Rarely does land this close to the city with this level of access and servicing become available!







#### **Essential Information**

MLS® # A2255925 Price \$1,590,000

Bathrooms 0.00
Acres 160.00
Type Land

Sub-Type Residential Land

Status Active

# **Community Information**

Address 63063 Twp Rd 710

Subdivision NONE

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta

Postal Code T8W 5C6

### **Additional Information**

Date Listed September 10th, 2025

Days on Market 49

Zoning AG

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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