

\$1,690,000 - 63063 Twp Rd 710, Rural Grande Prairie No. 1, County of

MLS® #A2255925

\$1,690,000

0 Bedroom, 0.00 Bathroom,
Land on 160.00 Acres

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

Exceptional development opportunity! This full quarter 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	\$1,690,000
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	1
Zoning	AG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.