

\$735,000 - 70061 Township Road 710, Rural Grande Prairie No. 1, County of

MLS® #A2260829

\$735,000

5 Bedroom, 3.00 Bathroom, 1,400 sqft
Residential on 9.98 Acres

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

ChatGPT said:

Looking for the perfect blend of privacy, functionality, and country charm just minutes from the city? This beautifully maintained 5-bedroom, 3-bathroom bungalow sits on 10 private acres only 6 minutes on pavement to Grande Prairie, offering the ideal setup for acreage living. Built in 2003, the home features vaulted ceilings, open-concept living, and convenient main-level laundry, with the master bedroom, kitchen, and living area all on one floor. The kitchen has been tastefully updated with a live-edge island, fresh paint, and a newer stove, while the basement offers a spacious rec room, two bedrooms, and another 4-piece bathroom. Step outside and youâ€™ll find a covered front deck, chicken condo, garden spot, and circle driveway, all surrounded by trees and walking trails perfect for quiet evenings or family adventures. The 26' x 30' heated garage is a dream workspace with 16â€™ walls, a 12â€™ door, welder plug, and 10â€™ lean-tos on three sides for extra storage. With recent updates including new shingles, well pressure tank, septic pump and alarm, and more, this acreage is move-in ready and full of value. Whether youâ€™re gardening, raising animals, or simply enjoying the peace and privacy of your own land, this property offers the lifestyle youâ€™ve been



waiting for â€” all within minutes of the city!

Built in 2003

Essential Information

MLS® #	A2260829
Price	\$735,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	9.98
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	70061 Township Road 710
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W5C7

Amenities

Parking Spaces	20
Parking	Additional Parking, Double Garage Detached, Heated Garage, Driveway, Covered, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, None, Private Yard
Lot Description	Many Trees
Roof	Shingle, Fiberglass
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	2
Zoning	CR3

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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