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

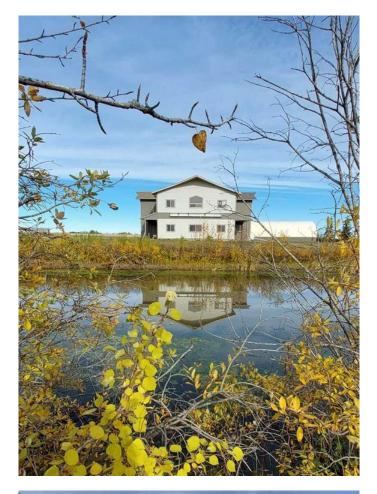
MLS® #A2209635

#### \$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	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	26	

Zoning RCRSA

## Listing Details

### Listing Office

PG Direct Realty Ltd.



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