

# \$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                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |



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 25  
Zoning RCRSA

### Listing Details



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