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

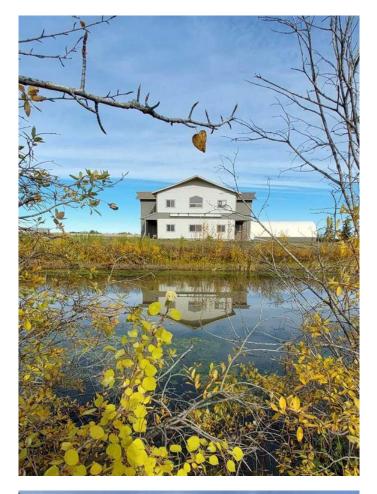
MLS® #A2209635

#### \$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

Active	
Community Information	
70008 Twp Rd 720	
NONE	
Grande Prairie	
Grande Prairie	
Alberta	
T8X 4K4	
20	
Off Street, Parking Pad, Boat, Golf Cart Garage, RV Garage, Triple Garage Detached	
3	
Chandelier, Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub	
Built-In Electric Range, Built-In Oven, Microwave, Refrigerator, Built-In Freezer	
Boiler, Central, High Efficiency, In Floor, Forced Air, Combination, ENERGY STAR Qualified Equipment	
Rough-In	
None	
None	
Storage	
Corner Lot, Creek/River/Stream/Pond, Few Trees, Front Yard, Lawn, No Neighbours Behind, Open Lot, Views, Farm	
Shingle	
Concrete, Wood Frame	
Poured Concrete	
Additional Information	
April 10th, 2025	
17	

Zoning RCRSA

## Listing Details

### Listing Office

PG Direct Realty Ltd.



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.