

# \$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	8
Zoning	RCRSA

### Listing Details



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.