

\$1,600,000 - 90058 A & 90058 B Township Road 720, Rural Grande Prairie No. 1, County Of

MLS® #A2242182

\$1,600,000

2 Bedroom, 2.00 Bathroom, 4,274 sqft

Agriculture on 115.62 Acres

N/A, Rural Grande Prairie No. 1, County Of,
Alberta

115+/- acres with a 4274 sqft home and a 3267 sqft garage attached. Plenty of room in this one-level home for entertaining and a large heated garage to store your vehicles and toys. The garage is also set up with a 2nd kitchen and dining room. There is a 4080 sqft shop with 16 ft doors and 18 ft ceilings, with an additional 3120 sqft of office space and a mezzanine with sleeping quarters and a coffee room. There is approximately 3 acres of well-gravelled yard space with underground power throughout the yard and a hitching rail for plugging in trucks and equipment. There is an 800 sq ft cottage/ 2nd residence located in the main yard as well. Balance of property is a mix of hayfield, native trees and a recreation area with a cook house, patio, and an outdoor pool. The cookhouse offers power, lights, a full bathroom, an outdoor shower and an outhouse. A pond with a man-made beach and quad trails throughout adds to the recreational appeal. This diverse property is suitable for contractors, truckers or R.V. storage, and is also an excellent set-up for an extended family or multi-family operation. Location is great, only 20 minutes West of Grande Prairie, 10 minutes East of Beaverlodge, 1 mile off pavement and 1/2 mile from the Saskatoon mountain recreation area. Contact us for a more detailed feature sheet or with questions regarding this property and its extensive



infrastructure. (id:6289)

Built in 2007

Essential Information

Listing #	A2242182
Price	\$1,600,000
Bedrooms	2
Bathrooms	2.00
Square Footage	4,274
Acres	115.62
Year Built	2007
Type	Agriculture
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	90058 A & 90058 B Township Road 720
Subdivision	N/A
City	Rural Grande Prairie No. 1, County Of
Province	Alberta
Postal Code	T8X4L3

Amenities

Utilities	Natural Gas
Parking Spaces	8
Parking	Attached Garage, Garage, Gravel, Heated Garage, Oversize
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Concrete
Construction	Poured concrete
Foundation	Slab

Listing Details

Listing Office All Peace Realty Ltd.



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