

\$1,590,000 - 63063 Twp Rd 710, Rural Grande Prairie No. 1, County Of

MLS® #A2255925

\$1,590,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 160.00 Acres

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

Exceptional development opportunity! This full quarter section is strategically located just 1.5 miles from the Grande Prairie city limits, offering unmatched potential for future growth. With pavement bordering two sides and a 150mm water line running along Twp Rd 710, this property checks every box for long-term development vision. Approximately 150 acres are currently in cultivation, complemented by a separately titled 10-acre homesite with an older residence and existing services—perfect for a future project headquarters, rental, or redevelopment. In addition to the prime location and infrastructure, the property generates \$6,000/year from farmland rent plus \$1,000/year from ATCO Gas, providing solid holding income while you plan. Rarely does land this close to the city with this level of access and servicing become available! (id:6289)



Essential Information

Listing #	A2255925
Price	\$1,590,000
Bathrooms	0.00
Acres	160.00
Type	Vacant Land

Sub-Type Freehold

Community Information

Address 63063 Twp Rd 710
Subdivision N/A
City Rural Grande Prairie No. 1, County Of
Province Alberta
Postal Code T8W5C6

Listing Details

Listing Office Sutton Group Grande Prairie Professionals



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 22nd, 2025 at 9:31pm PDT