

\$749,900 - 70009 710 Township, Rural Grande Prairie No. 1, County of

MLS® #A2207195

\$749,900

4 Bedroom, 2.00 Bathroom, 1,105 sqft
Residential on 16.59 Acres

NONE, Rural Grande Prairie No. 1, County of,
Alberta

Freshly Renovated 16.59 Acre Homestead
Minutes From Grande Prairie WITH
DETACHED DOUBLE CAR GARAGE AND
HEATED SHOP AND CITY WATER! And Do
Not Worry Travel With Ease with PAVEMENT
RIGHT TO YOUR DOOR! Pulling up to your
future acreage you will be in awe with your
new home boasts new siding, soffit,
eavestrough, fascia and roof with new massive
covered deck! As you enter you will be
welcome with popular open concept kitchen,
dining, and living room. Modernized kitchen
with ample cabinet + counter space, gas stove
and must have kitchen island. Dining room can
hold a table for any occasion, with patio door
access to your covered deck perfect for BBQ
season which is just around the corner great
for entertaining. Living room is the perfect size
with windows allowing natural light in. Heading
upstairs you will find two good sized bedrooms
including the master bedroom, with built in
closet, and a full bathroom. Basement is fully
developed into two more bedrooms, full
bathroom, laundry room and utility room. Lets
make our way outside into the fenced back
yard, firepit area, and stretching throughout
the trees/land on your property is
professionally made and groomed quad +
sledding trails. Icing on the cake is the
detached 24x24 double car garage, and
massive 36x40 heated shop with 12ft Door.



This CR-5 Zoning acreage gives you the capability to run your business from home if you wish, circular driveway allows for easy maneuvering. BRAND NEW ROOF ON DETACHED GARAGE, SHOP DOOR, FURNACE, CENTRAL AIR, RADIANT SHOP HEATER, AND HOUSE ELECTRICAL PANEL! Escape the hustle and bustle of the city, and book your viewing today on this immaculate acreage.

Built in 1992

Essential Information

| | |
|----------------|---------------------------------------|
| MLS® # | A2207195 |
| Price | \$749,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,105 |
| Acres | 16.59 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 70009 710 Township |
| Subdivision | NONE |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8W 5C7 |

Amenities

| | |
|----------------|------------------------|
| Utilities | Natural Gas Connected |
| Parking Spaces | 10 |
| Parking | Double Garage Detached |

of Garages 2

Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Smoking Home, Vaulted Ceiling(s)
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating Forced Air, Natural Gas
Cooling Central Air
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard, Storage
Lot Description Back Yard, Front Yard, Landscaped, Lawn, Many Trees, See Remarks
Roof Asphalt Shingle
Construction Mixed
Foundation Wood

Additional Information

Date Listed March 31st, 2025
Days on Market 4
Zoning CR5

Listing Details

Listing Office RE/MAX Grande Prairie

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