

# \$1,197,500 - 70008 720 Township, Grande Prairie

MLS® #A2250512

**\$1,197,500**

2 Bedroom, 3.00 Bathroom, 1,726 sqft

Residential on 10.01 Acres

NONE, Grande Prairie, Alberta

Run Your Business and Live On-Site! This versatile 10-acre property offers the perfect blend of work and home life. The 60' x 30' commercial shop is fully equipped with a 5-ton crane, Hotsy, air compressor with airlines, in-floor heating, and even a washer/dryer. The shop features a 16' overhead door, 20' ceilings, and everything you need to operate efficiently. The attached office/living quarters provide flexibility for your lifestyle or business needs. On the main floor, you'll find an open office area, one bedroom (or office) without a closet, two half baths, and a kitchen complete with fridge, stove, microwave, and patio doors. Upstairs, enjoy a spacious living area, one bedroom, and a full bathroom. Located just west of Grande Prairie between Hwy 43 and the Hwy 43X bypass, this property offers excellent accessibility. As a bonus, only 3 acres are taxed as commercial, with the remainder taxed at farmland rates. Property is currently leased month to month.

Built in 2009

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2250512    |
| Price      | \$1,197,500 |
| Bedrooms   | 2           |
| Bathrooms  | 3.00        |
| Full Baths | 1           |
| Half Baths | 2           |



|                |                                  |
|----------------|----------------------------------|
| Square Footage | 1,726                            |
| Acres          | 10.01                            |
| Year Built     | 2009                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 70008 720 Township |
| Subdivision | NONE               |
| City        | Grande Prairie     |
| County      | Grande Prairie     |
| Province    | Alberta            |
| Postal Code | T8X4K4             |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 30                                                                       |
| Parking        | Garage Door Opener, Heated Garage, Oversized, Gravel Driveway, RV Garage |
| # of Garages   | 5                                                                        |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Boiler, High Efficiency, In Floor, Forced Air, Propane |
| Cooling           | None                                                   |
| Basement          | None                                                   |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | None                                                        |
| Lot Description   | Creek/River/Stream/Pond, Few Trees, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                             |
| Construction      | Concrete, Wood Frame                                        |
| Foundation        | Poured Concrete, Slab                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 36                |

Zoning

CR5

Listing Details

Listing Office

RE/MAX Grande Prairie

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