\$899,900 - 2, 100011 Twp 722 Road, Rural Grande Prairie No. 1, County of

MLS® #A2207239

\$899,900

5 Bedroom, 3.00 Bathroom, 1,622 sqft Residential on 9.75 Acres

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

Set on 9.75 acres of CR-5 zoned land, this property is ideal for those looking to combine business and lifestyle in one versatile space. Whether you're a tradesperson needing a shop, an entrepreneur launching a home-based venture, or a hobby farmer ready to expandâ€"this property offers the flexibility and room to grow. The home features two bedrooms on the main floor, including a beautifully designed master retreat with dual walk-in closets and a spa-inspired 5-piece ensuite. A second bedroom offers space for guests or a home office. Downstairs, the fully developed basement includes three more bedrooms, a full bathroom, and a spacious family roomâ€"perfect for extended family, workspace, or employee accommodations. Outside, a massive heated shop with 16' doors offers endless utilityâ€"whether you're storing equipment, working on projects, or operating a business from home. An enclosed lean-to provides even more covered space for RVs, trailers, or gear. The CR-5 zoning supports a wide range of business typesâ€"from small-scale trades to agricultural or home-based servicesâ€" County approval may be required, depending on the use. What truly sets this property apart is its potential for self-sufficiency. Multiple established garden beds have been lovingly maintained and have consistently produced an abundance of







vegetables season after season. With rich soil, great sun exposure, and a proven track record, this is more than just a backyard gardenâ€"it's a serious opportunity to grow your own food, reduce grocery bills, and live a more sustainable lifestyle. Whether you're dreaming of farm-to-table meals, preserving your own harvest, or even starting a small produce stand, the groundwork is already laid. Fenced sections of the land also make this property ideal for horses, hobby livestock, or further agricultural useâ€"offering even more versatility for those looking to live closer to the land. This is more than just a homeâ€"it's a space to build your future, support your business, and live your lifestyle on your own terms. Book your private showing today and explore all the potential this incredible acreage has to offer.

Built in 2015

Essential Information

MLS® # A2207239

Price \$899,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,622

Acres 9.75

Year Built 2015

Type Residential Sub-Type Detached

Style Acreage with Residence, Bi-Level

Status Active

Community Information

Address 2, 100011 Twp 722 Road

Subdivision NONE

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T0H 0C0

Amenities

Parking Spaces 10

Parking 220 Volt Wiring, Additional Parking, Covered, Double Garage Attached,

Gravel Driveway, Heated Garage, See Remarks, RV Access/Parking,

RV Garage, Workshop in Garage

of Garages 2

Interior

Interior Features See Remarks, Vaulted Ceiling(s)

Appliances See Remarks
Heating Forced Air
Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Dog Run, Fire Pit, Garden, Storage

Lot Description Few Trees, Garden, Gentle Sloping, Low Maintenance Landscape,

Landscaped, Many Trees, No Neighbours Behind, Pasture

Roof Asphalt Shingle Construction See Remarks

Foundation Poured Concrete

Additional Information

Date Listed April 1st, 2025

Days on Market 215
Zoning Cr-5

Listing Details

Listing Office Grassroots Realty Group Ltd.

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