

# **\$649,900 - 10, 34035 Twp Rd 713a, Rural Grande Prairie No. 1, County of**

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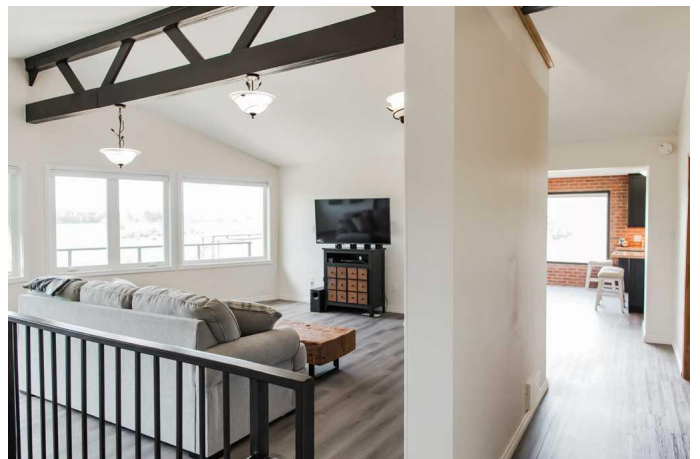
MLS® #A2239331

**\$649,900**

2 Bedroom, 3.00 Bathroom, 1,258 sqft  
Residential on 7.23 Acres

Wapiti Ridge, Rural Grande Prairie No. 1,  
County of, Alberta

7+ acre parcel 20 min to GP! This property comes with a fully finished/renovated home and a 45x60 shop! (shop has 600 amp service) The shop is fully finished with 2 doors, concrete floor, radiant and wood heat. Used to be a welding shop and is a great quality built steel construction building. The home has been nicely renovated. The upstairs consists of a brand new kitchen, dining area, very spacious living area, lots of windows, a full bathroom and a master suite. The basement has 1.5 bathrooms, full bedroom, open area and has room to add a bedroom. The outside of the home has a large maintenance free deck, tin roof, concrete pad and good parking. There is fencing done for horses too (needs a half an hour to complete it). This is a very private place close to GP and offers great value to any buyer. The home is on a shared well that would be considered artesian (approx 100 gpm) and is shared with 5 other houses. There is a septic field. Shop has natural gas. House is run on a diesel/wood furnace. Brand new electric water heater.



Built in 1983

## **Essential Information**

MLS® #	A2239331
Price	\$649,900

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,258
Acres	7.23
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	10, 34035 Twp Rd 713a
Subdivision	Wapiti Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4B7

### Amenities

Utilities	Natural Gas Available, Natural Gas Connected
Parking	Quad or More Detached

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Combination, See Remarks, Wood Stove, Wood
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Few Trees, Gentle Sloping, Landscaped, Farm
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	July 15th, 2025
Days on Market	10
Zoning	CR4

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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