

\$1,600,000 - 90058 A & 90058 B Township Road 720, Rural Grande Prairie No. 1, County of

MLS® #A2242167

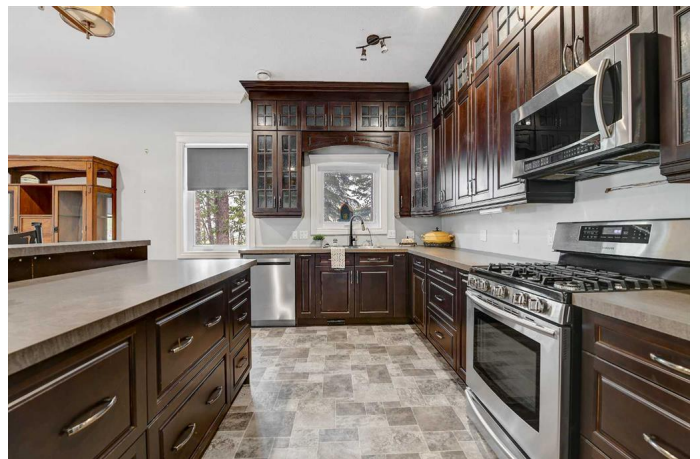
\$1,600,000

2 Bedroom, 2.00 Bathroom, 4,274 sqft

Residential on 115.62 Acres

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

115+/- acres with a 4274 sqft home and a 3267 sqft garage attached. Plenty of room in this one-level home for entertaining and a large heated garage to store your vehicles and toys. The garage is also set up with a 2nd kitchen and dining room. There is a 4080 sqft shop with 16 ft doors and 18 ft ceilings, with an additional 3120 sqft of office space and a mezzanine with sleeping quarters and a coffee room. There is approximately 3 acres of well-gravelled yard space with underground power throughout the yard and a hitching rail for plugging in trucks and equipment. There is an 800 sq ft cottage/ 2nd residence located in the main yard as well. Balance of property is a mix of hayfield, native trees and a recreation area with a cook house, patio, and an outdoor pool. The cookhouse offers power, lights, a full bathroom, an outdoor shower and an outhouse. A pond with a man-made beach and quad trails throughout adds to the recreational appeal. This diverse property is suitable for contractors, truckers or R.V. storage, and is also an excellent set-up for an extended family or multi-family operation. Location is great, only 20 minutes West of Grande Prairie, 10 minutes East of Beaverlodge, 1 mile off pavement and 1/2 mile from the Saskatoon mountain recreation area. Contact us for a more detailed feature sheet or with questions regarding this property and its extensive



infrastructure.

Built in 2007

Essential Information

MLS® #	A2242167
Price	\$1,600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	4,274
Acres	115.62
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	90058 A & 90058 B Township Road 720
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4L3

Amenities

Utilities	Natural Gas Connected
Parking Spaces	8
Parking	Heated Garage, Oversized, Gravel Driveway, Quad or More Attached
# of Garages	4
Waterfront	Pond

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air

Basement	None
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Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	September 16th, 2025
Days on Market	1
Zoning	AG

Listing Details

Listing Office	All Peace Realty Ltd.
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