

\$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	Gravel Driveway, Heated Garage, Oversized, Quad or More Attached
# of Garages	4
Waterfront	Pond

Interior

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

Basement None

Exterior

Exterior Features Storage, Fire Pit

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 48

Zoning AG

Listing Details

Listing Office All Peace Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.