# \$1,120,000 - 723001a Rge Rd 50, Rural Grande Prairie No. 1, County of

MLS® #A2218136

# \$1,120,000

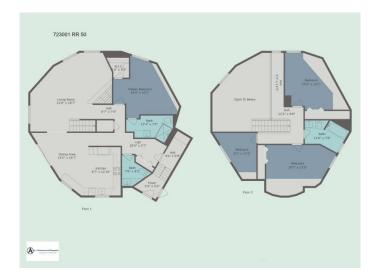
5 Bedroom, 2.00 Bathroom, 1,934 sqft Residential on 23.35 Acres

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

**BUSINESS PROPERTY OPPORTUNITY! 23+** acre parcel located East of GP off of RR50 with House and SHOP. The extra long driveway gives you a lot of privacy and extra security. The unique shape home offers 1934 square feet. The main level has a nice living kitchen and dining area. The kitchen was redone approximately 10 years ago along with a lot of other renovations. The main level also has a full primary bedroom with en-suite and a powder room. (check pictures for a full floor plan). Upstairs there are 3 bedrooms (1 is missing a closet) and a full bathroom. The partially finished basement has a lot of potential and doesn't need a lot to be completed (drywall and most of the framing is done). The home comes with and updated furnace, hot water tank, central air, high end humidifier and an aztec water system. Outside you will find 23 acres, lots of fencing is done, a lot of gravel has been spread to accommodate a trucking company or small business venture. The 50x80 shop has 2 overhead heaters, a 2 storey office and bedroom/suite, and is finished with tin. There are also a few other outbuildings outside. This is a unique opportunity to buy a great home with a shop. Turn the key, move in and enjoy. Services include a pump out sewer, natural gas, power and a well.







## **Essential Information**

MLS® # A2218136 Price \$1,120,000

Bedrooms 5

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,934 Acres 23.35 Year Built 1983

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

# **Community Information**

Address 723001a Rge Rd 50

Subdivision NONE

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8X4J2

#### **Amenities**

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks
Appliances See Remarks

Heating High Efficiency, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Features Other, Private Yard

Lot Description See Remarks

Roof Asphalt Shingle

Construction See Remarks

Foundation Poured Concrete

## **Additional Information**

Date Listed May 6th, 2025

Days on Market 4

Zoning AG

# **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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