

# \$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.



Built in 1983

### 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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