

\$1,197,500 - 70008 720 Township, Grande Prairie

MLS® #A2250512

\$1,197,500

2 Bedroom, 3.00 Bathroom, 1,726 sqft

Residential on 10.01 Acres

NONE, Grande Prairie, Alberta

Run Your Business and Live On-Site! This versatile 10-acre property offers the perfect blend of work and home life. The 60' x 30' commercial shop is fully equipped with a 5-ton crane, Hotsy, air compressor with airlines, in-floor heating, and even a washer/dryer. The shop features a 16' overhead door, 20' ceilings, and everything you need to operate efficiently. The attached office/living quarters provide flexibility for your lifestyle or business needs. On the main floor, you'll find an open office area, one bedroom (or office) without a closet, two half baths, and a kitchen complete with fridge, stove, microwave, and patio doors. Upstairs, enjoy a spacious living area, one bedroom, and a full bathroom. Located just west of Grande Prairie between Hwy 43 and the Hwy 43X bypass, this property offers excellent accessibility. As a bonus, only 3 acres are taxed as commercial, with the remainder taxed at farmland rates. Property is currently leased month to month.

Built in 2009

Essential Information

MLS® #	A2250512
Price	\$1,197,500
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2



Square Footage	1,726
Acres	10.01
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	70008 720 Township
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X4K4

Amenities

Parking Spaces	30
Parking	Garage Door Opener, Heated Garage, Oversized, Gravel Driveway, RV Garage
# of Garages	5

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Boiler, High Efficiency, In Floor, Forced Air, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Creek/River/Stream/Pond, Few Trees, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	August 21st, 2025
Days on Market	1

Zoning CR5

Listing Details

Listing Office RE/MAX Grande Prairie

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