

# \$735,000 - 70061 Township Road 710, Rural Grande Prairie No. 1, County of

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MLS® #A2260829

**\$735,000**

5 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 9.98 Acres

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

ChatGPT said:

Looking for the perfect blend of privacy, functionality, and country charm just minutes from the city? This beautifully maintained 5-bedroom, 3-bathroom bungalow sits on 10 private acres only 6 minutes on pavement to Grande Prairie, offering the ideal setup for acreage living. Built in 2003, the home features vaulted ceilings, open-concept living, and convenient main-level laundry, with the master bedroom, kitchen, and living area all on one floor. The kitchen has been tastefully updated with a live-edge island, fresh paint, and a newer stove, while the basement offers a spacious rec room, two bedrooms, and another 4-piece bathroom. Step outside and youâ€™ll find a covered front deck, chicken condo, garden spot, and circle driveway, all surrounded by trees and walking trails perfect for quiet evenings or family adventures. The 26' x 30' heated garage is a dream workspace with 16â€™ walls, a 12â€™ door, welder plug, and 10â€™ lean-tos on three sides for extra storage. With recent updates including new shingles, well pressure tank, septic pump and alarm, and more, this acreage is move-in ready and full of value. Whether youâ€™re gardening, raising animals, or simply enjoying the peace and privacy of your own land, this property offers the lifestyle youâ€™ve been



waiting for â€” all within minutes of the city!

Built in 2003

### Essential Information

MLS® #	A2260829
Price	\$735,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	9.98
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	70061 Township Road 710
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W5C7

### Amenities

Parking Spaces	20
Parking	Additional Parking, Double Garage Detached, Heated Garage, Driveway, Covered, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, None, Private Yard
Lot Description	Many Trees
Roof	Shingle, Fiberglass
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 30th, 2025
Days on Market	1
Zoning	CR3

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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