

# **\$1,600,000 - 90058 A & 90058 B Township Road 720, Rural Grande Prairie No. 1, County of**

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MLS® #A2242182

**\$1,600,000**

2 Bedroom, 2.00 Bathroom, 4,274 sqft  
Agri-Business 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® #         | A2242182      |
| Price          | \$1,600,000   |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 4,274         |
| Acres          | 115.62        |
| Year Built     | 2007          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | 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                                                                |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Breakfast Bar                                     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Dryer, Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | Central Air                                       |
| Basement          | None                                              |

**Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Storage, Fire Pit |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete          |
| Foundation        | Slab              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 46                   |
| Zoning         | AG                   |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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