

# \$990,000 - 715060 Range Road 64, Grande Prairie

MLS® #A2176541

**\$990,000**

4 Bedroom, 3.00 Bathroom, 1,400 sqft

Agri-Business on 129.91 Acres

Bear Creek Highlands, Grande Prairie, Alberta

Rare opportunity to acquire this conveniently located 129.91 acre parcel that is inside the city limits just north of the airport. It features a 1400 sqft home in very good condition with a 26' x 36' attached garage (hot water heating in garage does not work) and also a 30' x 48' heated shop. Home offers three bedrooms up and one down, with three full bathrooms, vaulted ceilings, and large deck on rear of home. Basement is fully developed with a huge family/recreation room, office area, bedroom and full bathroom. See photos for an aerial photo of the property and layout of subdivisions. The cultivated acres were in grain, there is a large garden area and many trees on the home site including Haskap berries. Nice tree lined driveway to the home. There is a dugout and also a large slough on the SW corner of the property that the sellers installed a waterline from to the large garden area to pump water for irrigation purposes. Shingles and fridge were just replaced, and also the pump for the well. Take a good look at this property as it has much to offer for the future.

Built in 1992

## Essential Information

MLS® # A2176541

Price \$990,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,400         |
| Acres          | 129.91        |
| Year Built     | 1992          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 715060 Range Road 64 |
| Subdivision | Bear Creek Highlands |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8X 4K1              |

### **Amenities**

|              |                                              |
|--------------|----------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected |
| Parking      | Double Garage Attached                       |
| # of Garages | 2                                            |
| Waterfront   | See Remarks                                  |

### **Interior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | Vaulted Ceiling(s)                      |
| Appliances        | See Remarks                             |
| Heating           | Mid Efficiency, Forced Air, Natural Gas |
| Cooling           | None                                    |
| Has Basement      | Yes                                     |
| Basement          | Finished, Full                          |

### **Exterior**

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Creek/River/Stream/Pond  |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Wood                     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2024 |
| Days on Market | 171                |
| Zoning         | AGRSA              |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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