

70008 TWP Rd 720  
Grande Prairie, Alberta

MLS # A2209635



**\$1,300,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,528 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Boat, Golf Cart Garage, Off Street, Parking Pad, RV Garage, Triple Garage D		
Lot Size:	10.00 Acres		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond, Farm, Few Trees, Front Yard, Lawn, N		

Heating:	Boiler, Combination, Central, High Efficiency, In Floor, ENERGY STAR Qual	Water:	Quality Equipment, Forced Air
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RCRSA
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub		

**Inclusions:** 5 Ton Certified Overhead Crane, Hotsy pressure washer, 12 rack pallet rack system.

Visit REALTOR website for additional information. BEST OF BOTH WORLDS! Residential living while running your business from home on 10.1 acres in City limits, in prime location with great accessibility off Hwy 43 bypass. 8 min from the Airport, 9 min to Costco. There is an infrastructure plan developed for this area to be Commercial Industrial. This property has huge opportunity potential for future development as it is presently taxed at RCRSA country residential with the understanding there will be no objection to rezoning to commercial if wanted. There are three acres currently taxed as Commercial and the remaining 7 acres are taxed as farmland.