

\$850,000 - 720042 Range Road 42, Rural Grande Prairie No. 1, County of

MLS® #A2200364

\$850,000

3 Bedroom, 2.00 Bathroom, 1,915 sqft
Residential on 13.91 Acres

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

ZONED CR-5 with the ability to run your business from home! Only 10 miles east of Grande Prairie. State-of-the-art 120x60 SHOP, gorgeous updated farm home, large quonset, barn, fenced pastures and so much more! 13.91 ACRES only 1/2 mile from pavement with easy access to HWY 43 or HWY 670. The ideal operation for a trucker or horse enthusiast. Inside this spacious bungalow, you'll find 3 bedrooms, 2 full bathrooms and main floor laundry. Outdoors offers tranquility with mature trees surrounding a lush landscaped yard. The quonset offers 12' x 12' overhead door, power, insulated, heated and a concrete floor. Massive 120 long x 60 wide shop is finished with in-floor heat within an engineered 8 inch + thick concrete floor, two 16' x 16' and one 12' x 10' overhead doors, mechanics pit, sump basin and concrete apron. Amenities for the horses include the barn, and several fenced pastures.

Serviced with a water well, septic system and dugout on the west end of the property. The original home was built in 1962 on a full concrete foundation, while the addition, sitting on steel pilings was added in 2006, adding another 800+ sq ft of living space. Over the years the home has seen many upgrades along with the addition including a beautiful kitchen with tiled backsplash, breakfast bar, gas stove and loads of cabinetry including



built-in desk, china cabinet and wine rack.
Other notable improvements include flooring, 2 new bathrooms, main floor laundry, newer appliances, most windows, electrical upgrades and much more! Book your private tour at this fantastic acreage only minutes from Grande Prairie. [CLICK THE MULTIMEDIA ICON FOR CUSTOM WEBSITE WITH VIDEO!](#)

Built in 1962

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2200364 |
| Price | \$850,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,915 |
| Acres | 13.91 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 720042 Range Road 42 |
| Subdivision | NONE |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 4C9 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 50 |
| Parking | Additional Parking, Gravel Driveway, Quad or More Detached, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Soaking Tub |
|-------------------|--|

| | |
|-----------------|--|
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground |
| Lot Description | Farm, Front Yard, Landscaped, Pasture, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete, Piling(s) |

Additional Information

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|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 40 |
| Zoning | CR-5 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
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