

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

MLS® #A2176540

## \$990,000

4 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential 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 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 were just replaced and new fridge installed, and a new well water pump. Take a good look at this property as it has much to offer for the future.



Built in 1992

## Essential Information

MLS® # A2176540

Price \$990,000

Bedrooms 4

Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	129.91
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	715060 Range Road 64
Subdivision	Bear Creek Highlands
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X4K1

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Gravel Driveway, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	See Remarks, Wetlands
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Wood

**Additional Information**

Date Listed                October 30th, 2024  
Days on Market            273  
Zoning                      AGRSA

**Listing Details**

Listing Office              Royal LePage - The Realty Group

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