

\$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	Bungalow, Acreage with Residence
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	Gravel Driveway, Additional Parking, Quad or More Detached, See Remarks

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Soaking Tub
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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	Unfinished, Partial

Exterior

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

Additional Information

Date Listed	March 11th, 2025
Days on Market	97
Zoning	CR-5

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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