

# \$1,590,000 - 63063 Twp Rd 710, Rural Grande Prairie No. 1, County of

---

MLS® #A2255925

**\$1,590,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

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

Exceptional development opportunity! This full quarter section is strategically located just 1.5 miles from the Grande Prairie city limits, offering unmatched potential for future growth. With pavement bordering two sides and a 150mm water line running along Twp Rd 710, this property checks every box for long-term development vision. Approximately 150 acres are currently in cultivation, complemented by a separately titled 10-acre homesite with an older residence and existing services—perfect for a future project headquarters, rental, or redevelopment. In addition to the prime location and infrastructure, the property generates \$6,000/year from farmland rent plus \$1,000/year from ATCO Gas, providing solid holding income while you plan. Rarely does land this close to the city with this level of access and servicing become available!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2255925         |
| Price     | \$1,590,000      |
| Bathrooms | 0.00             |
| Acres     | 160.00           |
| Type      | Land             |
| Sub-Type  | Residential Land |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 63063 Twp Rd 710                      |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8W 5C6                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 57                   |
| Zoning         | AG                   |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.