

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

MLS® #A2176541

## \$990,000

4 Bedroom, 3.00 Bathroom, 1,400 sqft

Agri-Business 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 fully 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 and fridge were just replaced, and also the pump for the well. Take a good look at this property as it has much to offer for the future.



Built in 1992

## Essential Information

MLS® #                      A2176541

Price                        \$990,000

Bedrooms                4

Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	129.91
Year Built	1992
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### **Community Information**

Address	715060 Range Road 64
Subdivision	Bear Creek Highlands
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 4K1

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Attached
# of Garages	2
Waterfront	See Remarks

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Lot Description	Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	October 30th, 2024
Days on Market	275
Zoning	AGRSA

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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