

70008 Township Road 720
Grande Prairie, Alberta

MLS # A2282280



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,728 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1 full / 2 half
Garage:	220 Volt Wiring, Additional Parking, Gravel Driveway, Heated Garage, Parking		
Lot Size:	10.01 Acres		
Lot Feat:	Corner Lot, Farm, Landscaped, Views		

Heating: Boiler, Combination, In Floor, Forced Air, Propane

Floors: Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Cement Fiber Board, Wood Frame

Foundation: Poured Concrete, Slab

Features: Ceiling Fan(s), High Ceilings, Pantry

Water: Dugout, Well

Sewer: Mound Septic, Septic System, Septic Tank

Condo Fee: -

LLD: 1-72-7-W6

Zoning: RCRSA-Rural Country Resid

Utilities: Natural Gas at Lot Line, Propane

Inclusions: 5-Ton Stahl Overhead Crane, Compressor, Hotsy Pressure Washer, 20 HP Roto-Phase 3-Phase Power Converter, Tarp Shed Quonset with 12-Pallet Rack System.

THE PERFECT HOME-BASED BUSINESS OPPORTUNITY! This unique RCRSA Zoned 10.1-acre property **WITHIN CITY LIMITS** allows you to enjoy residential living while operating your business from home in a prime and highly accessible location! Just off the Highway 43X bypass, and ideally situated only minutes from the airport and Costco, the property combines convenience, visibility, and long-term potential rarely found within city boundaries. The property features a well-constructed 1,728 sq. ft. two-storey residence/office attached to an 1,800 sq. ft. commercial-grade shop, creating an ideal setup for a small business owner or home-based operation. Constructed in 2009, the building showcases quality craftsmanship with durable concrete hardy board siding, 2 x 6 construction in the home, and robust 2 x 8 construction in the shop. Both the upper and lower levels offer 9-foot ceilings, enhancing the sense of space, and comfort is ensured year-round with two-zone in-floor heating on the lower level, powered by a boiler installed just two years ago, while the upper level is heated by a forced-air furnace. The main floor is thoughtfully designed with a reception area, 2 office spaces, 2 half bathrooms, and a full kitchen with patio access, making it well-suited for both professional use and everyday living. The second floor provides a flexible space that can function as a living area, bedroom, boardroom, or office, along with a full four-piece bathroom. The attached 30' x 60' SHOP is an impressive feature, offering 21-foot ceilings, metal-lined walls for easy maintenance, and a 16' x 16' powered overhead door. The shop is fully equipped with a 5-ton Stahl overhead crane, air compressor, a Hotsy pressure washer, and a 20 HP Roto-phase converter to support three-phase power requirements. A handy sink/wash station and laundry/utility room with direct access from the shop further enhances

operational efficiency. Plus, loads of cold storage is attached to the shop's exterior. Additional site improvements include a 1,880 sq. ft. TARP SHED with a 12-pallet racking system, approximately two acres of compacted gravel suitable for storage or parking, and a large dugout. The property is serviced by a deep well for water, a septic system with tank and mound, and propane fuel for heat and appliances. (Natural gas available at the property line). Current property taxes are split 38.6% Country Residential, 61.37% Commercial and .02% as Farmland, with the opportunity to rezone to full Commercial. An infrastructure plan is already in place for the area to transition towards Commercial/Industrial use. Designed for today and positioned for tomorrow, this property combines practical functionality with outstanding future development potential within city limits.