

# \$1,120,000 - 723001a Rge Rd 50, Rural Grande Prairie No. 1, County of

MLS® #A2218136

**\$1,120,000**

5 Bedroom, 2.00 Bathroom, 1,934 sqft  
Residential on 23.35 Acres

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

**BUSINESS PROPERTY OPPORTUNITY!** 23+ acre parcel located East of GP off of RR50 with House and SHOP. The extra long driveway gives you a lot of privacy and extra security. The unique shape home offers 1934 square feet. The main level has a nice living kitchen and dining area. The kitchen was redone approximately 10 years ago along with a lot of other renovations. The main level also has a full primary bedroom with en-suite and a powder room. (check pictures for a full floor plan). Upstairs there are 3 bedrooms (1 is missing a closet) and a full bathroom. The partially finished basement has a lot of potential and doesn't need a lot to be completed (drywall and most of the framing is done). The home comes with and updated furnace, hot water tank, central air, high end humidifier and an aztec water system. Outside you will find 23 acres, lots of fencing is done, a lot of gravel has been spread to accommodate a trucking company or small business venture. The 50x80 shop has 2 overhead heaters, a 2 storey office and bedroom/suite, and is finished with tin. There are also a few other outbuildings outside. This is a unique opportunity to buy a great home with a shop. Turn the key, move in and enjoy. Services include a pump out sewer, natural gas, power and a well.



Built in 1983

## Essential Information

MLS® #	A2218136
Price	\$1,120,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,934
Acres	23.35
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	723001a Rge Rd 50
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X4J2

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other, Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	5
Zoning	AG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.