



**GRASSROOTS**  
REALTY GROUP

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70008 TWP Rd 720  
Grande Prairie, Alberta

MLS # A2209635



**\$1,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,528 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Boat, Golf Cart Garage, Off Street, Parking Pad, RV Garage, Triple Garage D		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Corner Lot, Creek/River/Stream/Pond, Farm, Few Trees, Front Yard, Lawn, N		

<b>Heating:</b>	Boiler, Combination, Central, High Efficiency, In Floor, ENERGY STAR Quality Equipment, Forced Air	<b>Water:</b>	
<b>Floors:</b>	Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RCRSA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub		

**Inclusions:** 5 Ton Certified Overhead Crane, Hotsy pressure washer, 12 rack pallet rack system.

Visit REALTOR website for additional information. BEST OF BOTH WORLDS! Residential living while running your business from home on 10.1 acres in City limits, in prime location with great accessibility off Hwy 43 bypass. 8 min from the Airport, 9 min to Costco. There is an infrastructure plan developed for this area to be Commercial Industrial. This property has huge opportunity potential for future development as it is presently taxed at RCRSA country residential with the understanding there will be no objection to rezoning to commercial if wanted. There are three acres currently taxed as Commercial and the remaining 7 acres are taxed as farmland.