

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

MLS® #A2176540

\$990,000

4 Bedroom, 3.00 Bathroom, 1,400 sqft
Residential 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 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 were just replaced and new fridge installed, and a new well water pump. Take a good look at this property as it has much to offer for the future.

Built in 1992

Essential Information

| | |
|----------|-----------|
| MLS® # | A2176540 |
| Price | \$990,000 |
| Bedrooms | 4 |



| | |
|----------------|----------------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,400 |
| Acres | 129.91 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 715060 Range Road 64 |
| Subdivision | Bear Creek Highlands |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X4K1 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking | Gravel Driveway, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Other |
| Lot Description | See Remarks, Wetlands |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Vinyl Siding |

Foundation Wood

Additional Information

Date Listed October 30th, 2024

Days on Market 173

Zoning AGRSA

Listing Details

Listing Office Royal LePage - The Realty Group

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