

\$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	Acreage with Residence, Bungalow
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	Vinyl Siding, Wood Frame

Foundation Wood

Additional Information

Date Listed October 30th, 2024

Days on Market 203

Zoning AGRSA

Listing Details

Listing Office Royal LePage - The Realty Group

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