

# **\$850,000 - 720042 Range Road 42, Rural Grande Prairie No. 1, County of**

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MLS® #A2200364

**\$850,000**

3 Bedroom, 2.00 Bathroom, 1,915 sqft  
Residential on 13.91 Acres

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

ZONED CR-5 with the ability to run your business from home! Only 10 miles east of Grande Prairie. State-of-the-art 120x60 SHOP, gorgeous updated farm home, large quonset, barn, fenced pastures and so much more! 13.91 ACRES only 1/2 mile from pavement with easy access to HWY 43 or HWY 670. The ideal operation for a trucker or horse enthusiast. Inside this spacious bungalow, you'll find 3 bedrooms, 2 full bathrooms and main floor laundry. Outdoors offers tranquility with mature trees surrounding a lush landscaped yard. The quonset offers 12' x 12' overhead door, power, insulated, heated and a concrete floor. Massive 120 long x 60 wide shop is finished with in-floor heat within an engineered 8 inch + thick concrete floor, two 16' x 16' and one 12' x 10' overhead doors, mechanics pit, sump basin and concrete apron. Amenities for the horses include the barn, and several fenced pastures.

Serviced with a water well, septic system and dugout on the west end of the property. The original home was built in 1962 on a full concrete foundation, while the addition, sitting on steel pilings was added in 2006, adding another 800+ sq ft of living space. Over the years the home has seen many upgrades along with the addition including a beautiful kitchen with tiled backsplash, breakfast bar, gas stove and loads of cabinetry including



built-in desk, china cabinet and wine rack.  
Other notable improvements include flooring, 2 new bathrooms, main floor laundry, newer appliances, most windows, electrical upgrades and much more! Book your private tour at this fantastic acreage only minutes from Grande Prairie. [CLICK THE MULTIMEDIA ICON FOR CUSTOM WEBSITE WITH VIDEO!](#)

Built in 1962

### Essential Information

MLS® #	A2200364
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,915
Acres	13.91
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	720042 Range Road 42
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4C9

### Amenities

Parking Spaces	50
Parking	Additional Parking, Gravel Driveway, Quad or More Detached, See Remarks

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Soaking Tub
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Playground
Lot Description	Farm, Front Yard, Landscaped, Pasture, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Piling(s)

## Additional Information

Date Listed	March 11th, 2025
Days on Market	48
Zoning	CR-5

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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