# \$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 354

Zoning AGRSA

# **Listing Details**

Listing Office Royal LePage - The Realty Group

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