



GRASSROOTS
REALTY GROUP

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70008 720 Township
Grande Prairie, Alberta

MLS # A2250512



\$1,099,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,726 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, RV Garage		
Lot Size:	10.01 Acres		
Lot Feat:	Creek/River/Stream/Pond, Few Trees, Landscaped, See Remarks		

Heating:	Boiler, High Efficiency, In Floor, Forced Air, Propane
Floors:	Concrete, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete, Slab
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	CR5
Utilities:	-

Inclusions: hotsy pressure washer, 5 ton crane, coverall building, 12 pallet rack system,

Run Your Business and Live On-Site! This versatile 10-acre property offers the perfect blend of work and home life. The 60' x 30' commercial shop is fully equipped with a 5-ton crane, Hotsy, air compressor with airlines, in-floor heating, and even a washer/dryer. The shop features a 16' overhead door, 20' ceilings, and everything you need to operate efficiently. The attached office/living quarters provide flexibility for your lifestyle or business needs. On the main floor, you'll find an open office area, one bedroom (or office) without a closet, two half baths, and a kitchen complete with fridge, stove, microwave, and patio doors. Upstairs, enjoy a spacious living area, one bedroom, and a full bathroom. Located just west of Grande Prairie between Hwy 43 and the Hwy 43X bypass, this property offers excellent accessibility. As a bonus, only 3 acres are taxed as commercial, with the remainder taxed at farmland rates. Property is currently leased month to month.