



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**712083 Range Road 65 Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2293073

\$900,000



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,913 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Gravel Driveway, Heated Garage, Quad or More Detached		
Lot Size:	161.00 Acres		
Lot Feat:	Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum, Vinyl	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	17-71-6-W6
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Versatile acreage with a 50'x60' heated shop just 2 minutes from the Grande Prairie Airport and less than 5 minutes from city limits! This AG-zoned property offers incredible flexibility for residential, agricultural, or potential business use (county approval required). The standout feature is the impressive 50' x 60' heated shop with ICF foundation, three 14' overhead doors, a bathroom, full drive-through bay, and extensive gravel parking for trucks, trailers, or equipment. The 4 bedroom, 2 bathroom manufactured home has seen updates including newer shingles, updated skirting, flooring, and paint, plus a spacious 700 sq ft addition currently used as a rec room with potential to convert back into an attached garage or additional living space. Situated on a full quarter section with a private 6 acre treed yard site, fence posts installed for animals, and three storage sheds with new shingles, this property offers the perfect blend of privacy, functionality, and convenience at the end of a quiet dead end road. Quick possession may be available, with possession possible July 31, 2026. Ask your REALTOR[®] for the full property brochure including zoning, property lines, well and septic details, or click the brochure link for more information!