



**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

****A quicker possession may be available**** Versatile quarter section acreage featuring a 50' x 60' heated shop with bathroom and ICF foundation, a 4 bedroom 2 bathroom home with large addition or attached garage conversion potential, flexible AG zoning, and located only 2 minutes from the Grande Prairie Airport. Situated on a full quarter section on the edge of city limits, this property offers a 6 acre treed yard site with ample parking and space for trucks, trailers, or equipment, while the remaining land is low lying. The 50' x 60' heated shop is the standout feature with three 14' overhead doors, a bathroom, and a full drive-through bay, plus large gravel parking areas on both sides. The manufactured home has seen updates including newer shingles, updated skirting, interior paint and flooring, and features 4 bedrooms, 2 bathrooms, and a large 700 sq ft addition currently used as a rec room that could be converted back to an attached garage or additional living space. The property is zoned AG, one of the most flexible zoning designations in the county, allowing for a variety of residential, agricultural, or potential business uses (county approval required). The yard site has fence posts installed for animals and includes three storage sheds with new shingles. Located less than 5 minutes from city limits and at the end of a quiet dead end road, this property offers both privacy and convenience for living or operating a home-based business. Possession is available July 31, 2026! Please ask your agent for a full property brochure for property lines and zoning, well and septic info, or click on the brochure link!