



**GRASSROOTS**

REALTY GROUP

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**63062 TWP RD 710**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2304297**



**\$1,590,000**

**Division:** NONE

**Lot Size:** 160.00 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 4-71-6-W6

**Zoning:** AG

**Water:** Well

**Sewer:** Open Discharge

**Utilities:** -

Exceptional development opportunity a Full Quarter 160 acres just 1.5 miles from town, with a subdivided homesite INCLUDED already in place—ideal for a fix-and-flip to help offset your investment in this remarkable parcel of land! This full quarter section is perfectly positioned only 1.5 miles from the Grande Prairie city limits, offering outstanding potential for future growth and expansion, with pavement along two sides and a 150mm water line running directly along Township Road 710 to support your long-term vision. Approximately 150 acres are currently under cultivation, while a separately titled 10-acre homesite features an older residence and existing services—making it an excellent option for a project base, rental income, or redevelopment. Adding even more appeal, the property generates \$6,000 annually from farmland rent plus an additional \$1,000 per year from ATCO Gas, providing steady holding income as you plan your next move—an opportunity with this combination of scale, location, infrastructure, and income rarely comes available this close to the city.