



**GRASSROOTS**

REALTY GROUP

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**711014 Range Road 80 Road  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2315694**

**\$1,500,000**



<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	1923 (103 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	-		
<b>Lot Size:</b>	149.99 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Near Town:</b>	Wembley
<b>Basement:</b>	None	<b>LLD:</b>	12-71-8-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Skylight(s)		
<b>Major Use:</b>	Mixed		

Exceptional opportunity to own a fully developed 149.99 acre agricultural property in the County of Grande Prairie, ideally located south of Township Road 712 on Range Road 80 near Wembley. This versatile and well-balanced homestead offers the perfect combination of productive farmland, functional infrastructure, and comfortable rural living. The property features over 130 acres already developed with largely open and workable land supported by productive Class #3 soils, making it ideal for farming, livestock, or mixed agricultural operations. The parcel is fully serviced with natural gas, power, septic, and three water wells (2 are active), offering a self-sufficient rural setup ready for immediate use. The yard site is exceptionally well equipped with a large 42' x 84' heated shop featuring high ceilings and oversized doors, ideal for equipment storage, workshop use, or business operations. Additional improvements include a barn, hay shed, pole shed, corrals, fencing, and cross-fencing, creating a turnkey livestock and agricultural operation. The property also offers unique dual-living potential with both a beautifully updated 3 bedroom, 2 bathroom 2021 manufactured home and an original character residence ready for your restoration (currently not habitable). Whether used for multi-generational living, guest accommodations, employee housing, or future redevelopment opportunities, the flexibility of this setup is rarely found in acreage properties. Thoughtfully positioned within a private and mature landscape setting, the property offers a desirable blend of open farmland and natural tree cover for added privacy and shelter. Access is convenient via a gravel road with a defined entry, while still maintaining a peaceful and secluded atmosphere. Strategically located within one of Alberta's strongest agricultural regions, this property

presents outstanding long-term value and flexibility for agricultural, residential, or investment purposes. Whether you envision a working farm, hobby operation, equestrian setup, or private rural estate, this exceptional property is ready to support your vision. Adjacent properties also for sale, see A2316370 153.78 Acre Farm Land, and A2315854 59.10 Acre Farm Land. There are 4 surface leases on this property.