

# \$595,000 - 711038 Hwy 40 Street, Grande Prairie

MLS® #A2203524

**\$595,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

O'Brien Lake, Grande Prairie, Alberta

An incredible opportunity to own over one acre of land with a very functional home right on the edge of Highway 40, just north of Dunvegan Gardens at the entrance to O'Brien Lake. South this is an incredible opportunity and it even has mature trees. This is a surprisingly quiet property being that it's close to the highway the trees are doing the trick! Currently Zoned Urban Reserve.

Built in 1966

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2203524   |
| Price      | \$595,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1966       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 711038 Hwy 40 Street |
| Subdivision | O'Brien Lake         |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8W 5B6              |

## Additional Information



|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 205              |
| Zoning         | UR               |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Tom Shields Realty Inc. |
|----------------|-------------------------|

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