

# \$850,000 - 720042 Range Road 42, Rural Grande Prairie No. 1, County of

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MLS® #A2229622

**\$850,000**

3 Bedroom, 2.00 Bathroom, 1,915 sqft  
Residential on 13.92 Acres

NONE, Rural Grande Prairie No. 1, County of,  
Alberta

ZONED CR-5 with the ability to run your business from home! Only 10 miles east of Grande Prairie. State-of-the-art 120x60 SHOP, gorgeous updated farm home, large quonset, barn, fenced pastures and so much more! 13.91 ACRES only 1/2 mile from pavement with easy access to HWY 43 or HWY 670. The ideal operation for a trucker or horse enthusiast. Inside this spacious bungalow, you'll find 3 bedrooms, 2 full bathrooms and main floor laundry. Outdoors offers tranquility with mature trees surrounding a lush landscaped yard. The quonset offers 12' x 12' overhead door, power, insulated, heated and a concrete floor. Massive 120 long x 60 wide shop is finished with in-floor heat within an engineered 8 inch + thick concrete floor, two 16' x 16' and one 12' x 10' overhead doors, mechanics pit, sump basin and concrete apron. Amenities for the horses include the barn, and several fenced pastures.

Serviced with a water well, septic system and dugout on the west end of the property. The original home was built in 1962 on a full concrete foundation, while the addition, sitting on steel pilings was added in 2006, adding another 800+ sq ft of living space. Over the years the home has seen many upgrades along with the addition including a beautiful kitchen with tiled backsplash, breakfast bar, gas stove and loads of cabinetry including



built-in desk, china cabinet and wine rack.  
Other notable improvements include flooring, 2 new bathrooms, main floor laundry, newer appliances, most windows, electrical upgrades and much more! Book your private tour at this fantastic acreage only minutes from Grande Prairie. [CLICK THE MULTIMEDIA ICON FOR CUSTOM WEBSITE WITH VIDEO!](#)

Built in 1962

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2229622                         |
| Price          | \$850,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,915                            |
| Acres          | 13.92                            |
| Year Built     | 1962                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 720042 Range Road 42                  |
| Subdivision | NONE                                  |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 4C9                               |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 50                                                                      |
| Parking        | Additional Parking, Gravel Driveway, Quad or More Detached, See Remarks |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Soaking Tub |
|-------------------|------------------------------------------------------------------|

|                 |                                                                                          |
|-----------------|------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove |
| Heating         | Forced Air, Natural Gas                                                                  |
| Cooling         | None                                                                                     |
| Fireplace       | Yes                                                                                      |
| # of Fireplaces | 1                                                                                        |
| Fireplaces      | Electric, Living Room                                                                    |
| Has Basement    | Yes                                                                                      |
| Basement        | Partial, Unfinished                                                                      |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Playground                                         |
| Lot Description   | Landscaped, Pasture, See Remarks, Farm, Front Yard |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding                                       |
| Foundation        | Poured Concrete, Piling(s)                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 71              |
| Zoning         | CR-5            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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