

# Single Family House For Sale

3,200 Sqft - 720078 Range Road 63, Grande Prairie, Alberta, Canada T8V4L6



## Property Description

Rare find & spectacular acreage. 9.98 acres with beautiful ranch style home and 2 large shops. Recently annexed as part of the City, on 116 Street bordering Bear Creek. Attractive landscape is fenced & cross fenced & has a powered gate & well lit yard. Cedar shakes, large deck, patio area. The approx 3200 sq ft house has a triple car garage with in-floor heat. The home has 3 living room areas, a gorgeous sun room, kitchen with coreon counter tops, bright breakfast nook, dining room, 4 bedrooms (two with walk-in closets & en suites), 4 bathrooms total, and an office. 3 furnaces & 3 air conditioners. The main shop is 40' x 95' with a 16' x 14' OHD and one smaller OHD. Concrete floor & finished. 3000 PSI Hotsy & Air compressor. 12' x 40' mezzanine with office & bathroom. Other shop is 40' x 80' with a 16' x 14' OHD & is cold storage. Well and field pump-out for house. Shop sewer to holding tank. (id:15472)

## Location

Street Number: **720078**

Street: **Range Road 63**

Country: **CA**

## Basic Details

Property Type: **Single family**

Listing Type: **For Sale**

Residential Type: **House**

MLS® #: **GP202586**

Price: **\$995,000**

Beds: **4**

Baths: **4**

Rooms: **Register to View**

Sq Ft: **3,200 Sqft**

Year Built: **1985**

Lot Area: **9.98 Acre**

Province: **AB**

City: **Grande Prairie**



Postal Code: **T8V4L6**



Longitude: **W119° 9' 3.4"**



Latitude: **N55° 12' 49.5"**



## Property [Rooms](#)

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 Bedroom  
(.00 Ft x .00 Ft)  Bedroom  
(.00 Ft x .00 Ft)

 Bedroom  
(.00 Ft x .00 Ft)  Bedroom  
(.00 Ft x .00 Ft)

 Bathroom  
(.00 Ft x .00 Ft)  Bathroom  
(.00 Ft x .00 Ft)

 Bathroom  
(.00 Ft x .00 Ft)  Bathroom  
(.00 Ft x .00 Ft)

## Agent [Info](#)

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