$1,165,000 - 723009 Range Road 30, Rural Grande Prairie No. 1, County of

MLS® #A2242752

$1,165,000
7 Bedroom, 2.00 Bathroom, 1,360 sqft
Residential on 94.00 Acres

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

For more information, please click the "More Information" button.
Welcome to this exceptional 94-acre riverfront property, offering a unique blend of privacy, natural beauty, and income potential in Northern Alberta. Ideally located just 25 minutes from Grande Prairie and a short drive from Highway 43, this meticulously developed acreage is a rare opportunity for those seeking a rural lifestyle with modern convenience and flexible use. The property includes a well-appointed commercial-grade shop, with over 3,200 square feet of total floor space. One portion features 1,200 square feet of finished space with a bathroom, sump, in-floor heating, epoxy-coated floors, tinned walls, and 8-foot ceilings. The second section offers 2,000 square feet of open space, tinned walls, overhead tube heating, and rear access to an upper-level apartment. The shop includes bright commercial-grade finishes, multiple electrical outlets (120V and 220V with various amp capacities and emergency shut-offs), and water access points, making it ideal for business operations or equipment storage. A large, private yard allows for secure parking of oversized equipment or vehicles. The residence is a charming farmhouse offering almost 1,400 square feet on the main floor plus a finished basement. Comfortable and well-maintained, it provides a peaceful living

space surrounded by nature. Additionally, a 1,200 square foot self-contained separate dwelling home on the property with three bedrooms, a full bathroom, and laundry offers flexible use as caretaker accommodations or employee housing. The land itself is a versatile mix of mature trees, open clearings, and riverfront, perfect for gardening, recreation, livestock, or crops. Enjoy fishing, kayaking, or simply relaxing at the waterâ€™s edge. With an excellent 12 gpm well, existing services, and AG zoning without restrictive covenants, the property is ready for a variety of uses. Whether for a hobby farm, private retreat, or business venture, this rare offering is set up to support your vision.

Built in 1978

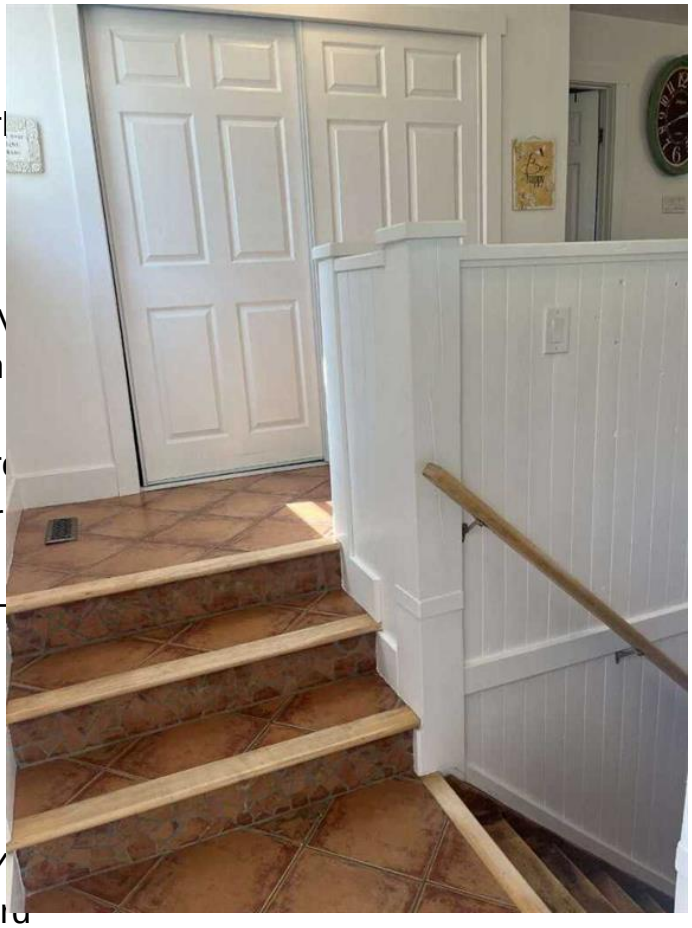
Essential Information

MLS® #	A2242752
Price	$1,165,000
Bedrooms	7
Bathrooms	2.00
Full Baths	2
Square Footage	1,360
Acres	94.00
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	723009 Range Road 30
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0G0

Amenities



Parking Spaces	8
Parking	Parking Pad, RV Access/Parl
# of Garages	1

Interior

Interior Features	Closet Organizers, Double V No Smoking Home, Open Suspended Ceiling
Appliances	Dishwasher, Gas Oven, Micr
Heating	High Efficiency, Forced Air Equipment
Cooling	Central Air, Full, ENERGY S
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Y Storage, Uncovered Courtyard
Lot Description	Back Yard, Brush, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Many Trees, Meadow, Native Plants, No Neighbours Behind, Private, Sloped, Sloped Down, Treed, Views, Wooded, Farm, Orchard(s), Other, Pasture, Rock Outcropping, Seasonal Water, Steep Slope, Waterfall
Roof	Metal
Construction	Mixed, Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	July 23rd, 2025
Days on Market	11
Zoning	AG

Listing Details

Listing Office	Easy List Realty

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