

# \$899,900 - 2, 100011 Twp 722 Road, Rural Grande Prairie No. 1, County of

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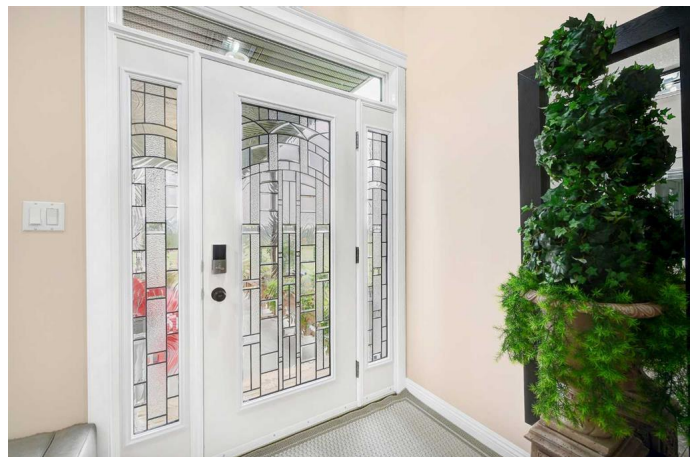
MLS® #A2207239

**\$899,900**

5 Bedroom, 3.00 Bathroom, 1,622 sqft  
Residential on 9.75 Acres

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

Set on 9.75 acres of CR-5 zoned land, this property is ideal for those looking to combine business and lifestyle in one versatile space. Whether you're a tradesperson needing a shop, an entrepreneur launching a home-based venture, or a hobby farmer ready to expand—this property offers the flexibility and room to grow. The home features two bedrooms on the main floor, including a beautifully designed master retreat with dual walk-in closets and a spa-inspired 5-piece ensuite. A second bedroom offers space for guests or a home office. Downstairs, the fully developed basement includes three more bedrooms, a full bathroom, and a spacious family room—perfect for extended family, workspace, or employee accommodations. Outside, a massive heated shop with 16' doors offers endless utility—whether you're storing equipment, working on projects, or operating a business from home. An enclosed lean-to provides even more covered space for RVs, trailers, or gear. The CR-5 zoning supports a wide range of business types—from small-scale trades to agricultural or home-based services—County approval may be required, depending on the use. What truly sets this property apart is its potential for self-sufficiency. Multiple established garden beds have been lovingly maintained and have consistently produced an abundance of



vegetables season after season. With rich soil, great sun exposure, and a proven track record, this is more than just a backyard garden—it's a serious opportunity to grow your own food, reduce grocery bills, and live a more sustainable lifestyle. Whether you're dreaming of farm-to-table meals, preserving your own harvest, or even starting a small produce stand, the groundwork is already laid. Fenced sections of the land also make this property ideal for horses, hobby livestock, or further agricultural use—offering even more versatility for those looking to live closer to the land. This is more than just a home—it's a space to build your future, support your business, and live your lifestyle on your own terms. Book your private showing today and explore all the potential this incredible acreage has to offer.

Built in 2015

### Essential Information

MLS® #	A2207239
Price	\$899,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,622
Acres	9.75
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Acreage with Residence
Status	Active

### Community Information

Address	2, 100011 Twp 722 Road
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of

County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

### Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Heated Garage, RV Access/Parking, Covered, Gravel Driveway, See Remarks, RV Garage, Workshop in Garage
# of Garages	2

### Interior

Interior Features	See Remarks, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Storage
Lot Description	Few Trees, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Garden, Gentle Sloping, Pasture
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	18
Zoning	Cr-5

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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