

**2, 100011 Twp 722 Road  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2207239**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,622 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Covered, Double Garage Attached, Grave		
<b>Lot Size:</b>	9.75 Acres		
<b>Lot Feat:</b>	Few Trees, Garden, Gentle Sloping, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	Cr-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Wall oven, Wall microwave, Beverage center, Dishwasher, Washer, Dryer

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.