

\$429,900 - 105034 Twp Road 725, Rural Grande Prairie No. 1, County of

MLS® #A2138543

\$429,900

0 Bedroom, 0.00 Bathroom,
Agri-Business on 149.45 Acres

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

Unique and desirable property. Features 149.45 acres just a few miles north west of Beaverlodge. The property is located on dead end road only 1.5 miles off the pavement and the Beaverlodge River snakes its way through the property leaving a lot of river frontage. There is a county road allowance through the property, but there is no bridge at the east end for through traffic. This may present an opportunity to subdivide in the future. There are approximately 80 - 90 acres of workable land currently in hay and pasture, and the balance is bush and river valley. Most of the land is nicely fenced and cross-fenced and comes with an older farmstead with corals, a water well, power and many outbuildings. Includes a surface lease revenue of \$2,500/yr. This property has much potential for a number of uses, whether it is farming and cattle, build your dream home, or just have a great recreation quarter close to the city.



Essential Information

MLS® #	A2138543
Price	\$429,900
Sold Price	\$425,000
Bathrooms	0.00
Acres	149.45

Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	105034 Twp Road 725
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

Amenities

Utilities	Electricity Connected
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Additional Information

Date Listed	June 5th, 2024
Date Sold	September 17th, 2024
Days on Market	103
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage - The Realty Group
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