

# \$325,000 - 703009 95 Range, Rural Grande Prairie No. 1, County of

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MLS® #A2232719

**\$325,000**

3 Bedroom, 1.00 Bathroom, 1,084 sqft  
Residential on 10.01 Acres

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

Looking for a hobby farm? This 10 acre parcel with a mobile home ready to move into could be the one! 3 Bed 1 bath renovated mobile home is clean and inviting! with an attached covered 10x16 porch/bootroom! The property is situated on a quiet road with local traffic only and super close to the river for amazing outdoor activities! The 10 acres is fenced with a rootceller and a dugout! The home is connected to propane for it's heat source which costs \$250/yr, there is a grain bin that covers the water tank that is used for the home. If you are looking for a great opportunity to get to the country and not have to start from scratch this could be the one! Notable features CR5 zoning, close to river for endless quadding, fishing, fenced, good water wells in the area. Book your showing today

Built in 1984

## Essential Information

MLS® #	A2232719
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,084
Acres	10.01



Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	703009 95 Range
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

### Amenities

Parking	Parking Pad, RV Access/Parking
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### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Block

### Additional Information

Date Listed	June 19th, 2025
Zoning	CR5

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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