

# \$299,900 - 62 Range Road, Rural Grande Prairie No. 1, County of

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MLS® #A2170152

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Land on 12.00 Acres

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

Build your dream acreage and take advantage of the agricultural zoning that offers incredible flexibility for both residential living and business opportunities! Set among approximately 2,100 Colorado blue spruce trees, this scenic property provides the ideal blend of natural beauty and practical potential. The trees, ranging from 5 to 15 feet, create a peaceful, private environment while offering year-round wind protection and stunning views. With Agricultural zoning, you have the freedom to do much more than just build a home. This property allows for a wide range of agricultural operations or home-based businesses, from starting a tree nursery or small-scale farming to raising livestock or developing other agricultural enterprises. Whether you're interested in growing crops, raising animals, or pursuing another business venture, this land offers the flexibility to turn your ideas into reality. The nutrient-rich, certified organic soil is perfect for expanding with more trees, gardening, or cultivating crops. Large, open areas are available for building your custom home, barns, or other structures, while the wide aisles between the spruce trees provide easy access for maintenance or business operations. Experience the best of rural living with the added benefit of agricultural zoning, giving you the potential to run a business and create a



lifestyle that balances work and relaxation. This is a rare opportunity to own a property that combines the beauty of country living with the practical potential for growth. Don't miss out on this versatile and picturesque acreage!

### Essential Information

MLS® #	A2170152
Price	\$299,900
Bathrooms	0.00
Acres	12.00
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	62 Range Road
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### Additional Information

Date Listed	October 2nd, 2024
Days on Market	184
Zoning	AG

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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