

63063 TWP RD 710**MLS # A2255925****Rural Grande Prairie No. 1, County of, Alberta****\$1,590,000****Division:** NONE**Lot Size:** 160.00 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 4-71-6-W6**Zoning:** AG**Water:** Well**Sewer:** Open Discharge**Utilities:** -

Exceptional development opportunity! This full quarter section is strategically located just 1.5 miles from the Grande Prairie city limits, offering unmatched potential for future growth. With pavement bordering two sides and a 150mm water line running along Twp Rd 710, this property checks every box for long-term development vision. Approximately 150 acres are currently in cultivation, complemented by a separately titled 10-acre homesite with an older residence and existing services—perfect for a future project headquarters, rental, or redevelopment. In addition to the prime location and infrastructure, the property generates \$6,000/year from farmland rent plus \$1,000/year from ATCO Gas, providing solid holding income while you plan. Rarely does land this close to the city with this level of access and servicing become available!