

# \$595,000 - 711038 Hwy 40 Street, Grande Prairie

MLS® #A2203524

**\$595,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

O'Brien Lake, Grande Prairie, Alberta

An incredible opportunity to own over one acre of land with a very functional home right on the edge of Highway 40, just north of Dunvegan Gardens at the entrance to O'Brien Lake. South this is an incredible opportunity and it even has mature trees. This is a surprisingly quiet property being that it's close to the highway the trees are doing the trick! Currently Zoned Urban Reserve.

Built in 1966

## Essential Information

MLS® #	A2203524
Price	\$595,000
Bathrooms	0.00
Acres	0.00
Year Built	1966
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	711038 Hwy 40 Street
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 5B6

## Additional Information



Date Listed	March 18th, 2025
Days on Market	58
Zoning	UR

### **Listing Details**

Listing Office	Tom Shields Realty Inc.
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