



GRASSROOTS
REALTY GROUP

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105056 TWP RD 720
Beaverlodge, Alberta

MLS # A2214285



\$579,000

Division:	N/A		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,176 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, See Remarks		
Lot Size:	19.63 Acres		
Lot Feat:	Back Lane, Back Yard, Brush, Farm, Front Yard, Fruit Trees/Shrub(s), Gentle		

Heating:	High Efficiency, Forced Air, Propane, See Remarks	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: new hot water tank, new propane furnace , new sink in entrance , new toilet in bathroom

Don't miss this one. Older well built home on 19.63+/- acres, only 4 miles West of Beaverlodge. Includes pump house, 32 x 42 barn with loft as well as two 3 sided lean-to's. Owners have done an excellent job of renovating this home, the main floor includes new vinyl planking and drywall has all been primed. The kitchen has new countertops, fridge, electric stove, built in microwave and dishwasher. The main floor has 3 bedrooms and 1 bath with a new toilet, there is also a sink in the entrance. The basement is unfinished but has a new propane furnace and hot water tank. The owners have also installed a new septic tank, pump and alarm. The water well is in a building near the house and has a new filtration system. The barn is well built and includes a tack room, box stall and tie stalls, a good loft and electricity to the barn. There is a large lean-to and a small lean-to near barn area. This acreage provides a wonderful view back towards town and the museum, an excellent property for you to raise a family. Book a showing today.