



GRASSROOTS

REALTY GROUP

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**713062 Range Road 94
Beaverlodge, Alberta**

MLS # A2257860

\$609,900



Division:	N/A		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,088 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	4.75 Acres		
Lot Feat:	Back Yard, Brush, Landscaped, Lawn, Level, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	21-71-9-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Kitchen Island		

Inclusions: 2 Deep Freezes

Are you searching for a secluded acreage surrounded by beautiful mature trees - your own private sanctuary? This 4.75-acre property could be the perfect fit. The spacious home offers over 2,000 sq. ft. of living space plus a basement, with 4 bedrooms and 2 full bathrooms, including a primary bedroom with an en-suite. The kitchen is well-equipped with built-in appliances, a center island, and plenty of cupboard space. An Internet tower and satellite dish are included; just bring your own hardware, and you are ready to connect. Updates include washer/dryer in 2023, dishwasher in 2022, new garage door opener in 2022, shingles in 2018, furnaces in 2009, Hot water tank in 2009, and conveniently located only a 1/2 mile off the pavement and Highway 43 (4-lane), this property provides easy access: just 15 minutes to the Grande Prairie Airport, and only 5 minutes to Beaverlodge. Call today for your private viewing.