



GRASSROOTS
REALTY GROUP

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#6 720075 Range Road 95
Beaverlodge, Alberta

MLS # A2341313



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,008 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	3.39 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Propane	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, 20 ft Seacan, Shed,

3.39+/- acres in Catherine Estates, located just 5 minutes East of Beaverlodge and 25 minutes West of Grande Prairie. This 2-year-old, 1,008 sq ft chalet-style bungalow features a walkout basement. The upper level offers a nice open plan with kitchen, dining room and living room, along with 1 bedroom and an incomplete bathroom. The lower level is partially developed with 2 bedrooms framed and a possible 3rd bedroom, as well as a 4-piece bath, a laundry room and a mechanical room. There is a large covered deck off the upper level with an incredible view of the mountains. The property is landscaped and has 2 levels, the right amount of bush and a spring. There is an excellent water well; the septic is a 2000-gallon holding tank. Included is a 20 ft Seacan and a shed, as well as the household appliances. This property has a lot going for it: half a mile off the pavement, excellent views and a central location. Great area with good neighbours; possession can be quick.