



**GRASSROOTS**  
REALTY GROUP

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713062 Range Road 94  
Beaverlodge, Alberta

MLS # A2352051

**\$599,900**

|           |                                                           |        |                   |
|-----------|-----------------------------------------------------------|--------|-------------------|
| 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:** Built-in Gas Range, Fridge, Built-in Oven, Dishwasher, Microwave, Washer, Dryer, 2 Freezers, Window Coverings, Sattelite Dish

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.