



**GRASSROOTS**  
REALTY GROUP

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**713022 Range Road 95  
Beaverlodge, Alberta**

**MLS # A2227288**



**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway		
<b>Lot Size:</b>	13.49 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Few Trees, Irregular Lot, Meadow, Pasture, See R		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partially Finished, See Remarks	<b>LLD:</b>	26-71-6-W6
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, See Remarks
<b>Features:</b>	Jetted Tub, See Remarks		

**Inclusions:** Fridge, stove, washer, dryer, all window coverings, woodstove basement, garage heater, garage compressor no attachments, garage door opener and one remote, fridge in garage, all out buildings and party pad, 3 wood storage structures, and outhouse. 54" Cub Cadet Lawn Mower. Fridge and wood stove, couch, and bar in party pad. All firewood and logs remaining on possession day.

Affordable Acreage Living with Room to Roam! This scenic 13.49-acre parcel just over a half mile off pavement and minutes from Beaverlodge offers wide open space, peaceful views, and a mix of open land and trees. The property features a well-maintained home with a total of 3-bedrooms, 2-bathrooms with a partially developed basement. A spacious primary master bedroom with a large ensuite bath and relaxing jetted tub. Enjoy the outdoors year-round from the expansive 10' x 26' covered deck, or entertain at the party pad that has power, fridge, and wood stove. Upgrades over the years include flooring, cabinets, and most windows, with essential systems updated as well &mdash; including a furnace and hot water tank (approx. 10 years ago), new septic tank (approx. 5 years ago), and a water treatment system (approx. 5 years ago). The property is ready for hobbies and horses with a partially fenced yard, corral, hip roof barn, and multiple outbuildings including a large 28' x 40' heated garage, old carriage house, greenhouse, and storage sheds. Whether you're seeking a peaceful rural lifestyle, space for animals, or just room to breathe, this property offers unbeatable value and versatility. Only 21 miles from Costco.