



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

714061 RR95
Beaverlodge, Alberta

MLS # A2253395

\$650,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,314 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	12.49 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this well-cared-for acreage, offering 1,314 sq. ft. of comfortable living space on over 12 acres of land. Just minutes from Beaverlodge, this property features a short stretch of gravel road to your home, a double attached 28x28 garage, and a charming covered front veranda — perfect for morning coffee while enjoying country views. Step inside to find hardwood floors, rich oak trim, and the cozy warmth of wood heat in the living room. The main level is thoughtfully designed with convenient main-floor laundry and a 3-piece bathroom, along with two spacious bedrooms and a large 4-piece bathroom complete with a deep soaker tub. The basement is finished, and offers plenty of space with a massive family room, two oversized bedrooms, and an additional 3-piece bathroom — an ideal setup for teens or house guests. Recent updates include brand-new shingles. Outside, the property is fully fenced and cross-fenced with a horse paddocks and waterer, making it well suited for animals. Outbuildings add valuable storage, while the wide-open space delivers both functionality and rural charm. This acreage combines comfort and practicality — a perfect place to call home.