



GRASSROOTS
REALTY GROUP

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**713062 Range Road 94
Beaverlodge, Alberta**

MLS # A2257860



\$629,900

Division:	N/A		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,088 sq.ft.	Age:	1981 (44 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	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	21-71-9-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions: 2 Deep Freezes

Looking for a secluded acreage with beautiful tree coverage that feels like your own private sanctuary? This 4.75-acre property is awaiting your arrival. The home boasts over 2,000 sq. ft. of living space plus a full basement and features 4 bedrooms and 2 full bathrooms, including a primary bedroom with an ensuite. The kitchen is well-equipped with built-in appliances, a center island, and abundant cupboard space. The Internet Tower stays with the property, as well as the satellite dish; just bring your own hardware, and you are all set to go. This acreage is situated only a 1/2 mile off of the pavement and highway #43, 4-lane, making your journey only 15 minutes to the Grande Prairie Airport, and only 5 minutes to Beaverlodge. Call today for your private viewing.