



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 (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	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	21-71-9-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		
Inclusions:	2 Deep Freezes		

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.