

\$675,000 - 1, 722025 Range Road 94, Beaverlodge

MLS® #A2125365

\$675,000

4 Bedroom, 4.00 Bathroom, 2,100 sqft

Residential on 7.48 Acres

N/A, Beaverlodge, Alberta

THIS INCREDIBLE PROPERTY IS LOCATED ON A TRANQUIL 7.49 ACRES IN SPRING MOUNTAIN ESTATES - 8 MINUTES TO BEAVERLODGE AND 20 MINUTES TO GRANDE PRAIRIE. THE BREATHTAKING YARD OFFERS BOTH SPACE AND PRIVACY. A 30 X 40 SHOP WITH DUAL DOORS, INSULATED, AND A CR5 ZONING ENABLES FUNCTIONALITY FOR THE USE OF THE PROPERTY. A FULLY DEVELOPED, 2100 SQ. FT.; 2 " STOREY HOME" BRIMMING WITH CHARACTER AND PRIDE OF OWNERSHIP. THIS HOME INCLUDES: 4 BEDROOMS, 3.5 BATHROOMS; OFFICE/CRAFT ROOM/PLAYROOM; 2 LIVING ROOMS; IN-FLOOR HEAT IN DOUBLE ATTACHED GARAGE, BASEMENT, KITCHEN, DINING ROOM, LAUNDRY ROOM, AND UPSTAIRS BATHROOMS. IN ADDITION, THERE ARE 2 FIREPLACES (1 IN EACH LIVING ROOM) A DESIGNATED DINING ROOM PLUS A CASUAL EATING AREA, A MODERN-OPEN KITCHEN WITH 2 OVENS, AND A QUARTZ COUNTERTOP. SEVERAL OUT-BUILDINGS, GREEN-HOUSE, DUGOUT, COMPOSITE DECKING ON BOTH FRONT AND BACK DECK. THE LIST GOES ON: CENTRAL A/C, NEW BOILER, 2021 A HIGH-END SEPTIC TANK WAS INSTALLED, 2021, WATER PURIFIER. PLENTY OF STORAGE WITH A COLD ROOM FOR STORING CANNED GOODS. THE SCHOOL BUS PICKS KIDS



UP AT THE END OF YOUR DRIVEWAY.
THIS HOME WAS DESIGNED TO
INCORPORATE AN ABUNDANCE OF
NATURAL LIGHT AND IS TRULY A FAMILY
HOME! MUST BE SEEN TO BE FULLY
APPRECIATED!

Built in 1999

Essential Information

MLS® #	A2125365
Price	\$675,000
Sold Price	\$660,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,100
Acres	7.48
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	1, 722025 Range Road 94
Subdivision	N/A
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

Amenities

Parking	Double Garage Attached
---------	------------------------

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Refrigerator,



	Stove(s), Washer, Water Pur
Heating	In Floor, Fireplace(s), Forced
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Ro
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2024
Date Sold	July 11th, 2024
Days on Market	79
Zoning	CR-5
HOA Fees	0.00

Listing Details

Listing Office	2% Realty Grande
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.