

\$734,800 - 713061 Range Road 103, Beaverlodge

MLS® #A2149766

\$734,800

4 Bedroom, 4.00 Bathroom, 1,600 sqft

Residential on 22.60 Acres

N/A, Beaverlodge, Alberta

Discover your new private home on 22.6 acres, featuring a timeless and pristine 1600 sq ft bungalow. Just 5 minutes to Beaverlodge and 30 minutes to Costco, this gorgeous and meticulously maintained bungalow offers 4 bedrooms, 4 bathrooms, and a bright office. Enjoy newer shingles, a 2023 hot water tank with circulating pump, a water softener and a treatment system, built-in Vacu-Flo, and an attached double garage. The large, covered deck wrapping around the South and East side provides a shady place to rest from your busy day and enjoy the birds and the view. You will enjoy the beauty of seasonal changes of the rolling landscape, the town of Beaverlodge and Saskatoon Mountain.

The main floor includes the well-planned kitchen / dining area which flows to the vaulted living room with huge windows. Generous master bedroom with ensuite, additional spacious bedroom, practical half bath with laundry, and office complete this level. The yard is beautifully landscaped, with a variety of trees and garden enhancing the stunning views from every window.

The 120x40 ft shop includes a fully insulated north section with a mezzanine, overhead doors, gas line, and water hydrant. The middle section features quality open area with large overhead doors, while the south section is open to the south exposure.

This acreage has been carefully planned, built and meticulously maintained by professionals, ensuring quality workmanship throughout, and



it shows. Additional features include a 59 gal/min well, a septic pump-out system, and a large berm of topsoil for gardening and future landscaping. Enjoy the privacy of a dead-end road with only ¼ mile of gravel from the pavement. The property has been cleaned up and is ready for occupancy.

Built in 1998

Essential Information

MLS® #	A2149766
Price	\$734,800
Sold Price	\$740,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,600
Acres	22.60
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	713061 Range Road 103
Subdivision	N/A
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

Amenities

Utilities	Natural Gas Connected
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, See Remarks, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Freezer, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Fruit Trees/Shrub(s), Lawn, Garden, Gentle Sloping, Landscaped, Many Trees, Pasture, Secluded, Views
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 9th, 2024
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	All Peace Realty Ltd.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.