

\$890,000 - 95051 722 Township, Beaverlodge

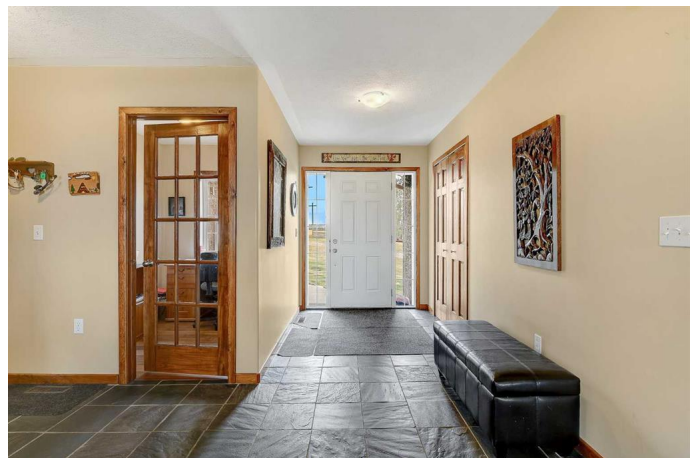
MLS® #A2192905

\$890,000

5 Bedroom, 4.00 Bathroom, 1,883 sqft
Residential on 9.99 Acres

N/A, Beaverlodge, Alberta

With the potential for quick possession, this acreage is zoned CR-5 allowing for multiple opportunity! The custom-built 5-bedroom, 3.5-bathroom home offers nearly 1,900 sq ft per floor, showcasing high-quality construction and thoughtful design. Whether you are a couple or a family, you will feel peace in your soul when entering this home, enhanced by the sweeping views from every window! The layout combines both a cozy and expansive feel. You simply must experience it! Originally built for the current owners, the property is now available due to their relocation, presenting a rare opportunity to own a meticulously crafted home on a beautiful 10 acres without any compromises in quality and function! The home's exterior is built to last with exposed aggregate and stucco siding. Inside, the main floor is adorned with slate tile and maple hardwood flooring, hickory cabinets, a spacious master bedroom with an elegant ensuite, two additional bedrooms with a shared Jack and Jill bathroom, an office, a living room, and a powder room. The open-concept design extends to a large deck with stunning views of the Rockies and Saskatoon Mountain—views that can be enjoyed everywhere you tread in this home. Preparing meals with family or a crowd is happy, efficient and friendly in the well designed kitchen with peninsula. Perfect for joyful entertaining or a simple breakfast for two. The walk-out basement includes a peaceful sitting area, two more bedrooms, a



3-piece bathroom, a recreation room, a large laundry room, and cold storage. The space is prepped for a kitchenette or wet bar and an additional bathroom, ready for your personal touch - or even a mother-in-law suite. Both in-floor and forced-air heating, fueled by propane, ensure comfort and efficiency. Ideal for both family living and /or business use, the property features a substantial 60'x64' workshop. The fully equipped workshop features a 21-foot ceiling, three overhead doors, excellent lighting, in-floor heating, with water and sewer infrastructure in place. See the brochure for more details. Outside, the landscaped yard includes a garden irrigated with warm water from a dugout, perfect for nurturing a lush green space. The property is game-fenced, preserving your garden while allowing you to enjoy abundant wildlife from the comfort of your home. This property offers a rare blend of private living with convenient access. Located just two miles from Saskatoon Mountain's hiking and biking trails, five minutes from top schools in Beaverlodge, and 25 minutes from Grande Prairie Airport, you'll enjoy both tranquility and accessibility. With Highway 43 just five minutes away, you're perfectly positioned for multiple economic opportunities. Don't miss this unique opportunity"contact your realtor today to schedule a viewing!

Built in 2007

Essential Information

MLS® #	A2192905
Price	\$890,000
Sold Price	\$880,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,883
Acres	9.99
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	95051 722 Township
Subdivision	N/A
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

Amenities

Parking	Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Driveway
---------	--

Interior

Interior Features	Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Garage Control(s), Gas Range, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Instant Hot Water
Heating	Central, In Floor, Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard, RV Hookup
Lot Description	Garden, Gentle Sloping, Landscaped, Lawn, Private, Views, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	February 7th, 2025
Date Sold	February 28th, 2025
Days on Market	20
Zoning	CR-5
HOA Fees	0.00

Listing Details

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

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.