

**713062 Range Road 94  
Beaverlodge, Alberta**

**MLS # A2257860**



## \$629,900

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.75 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Landscaped, Lawn, Level, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	21-71-9-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	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.