

6106 Hwy 774 Highway  
Beaver Mines, Alberta

MLS # A2279295



**\$699,000**

**Division:** NONE

**Type:** Residential/House

**Style:** 1 and Half Storey, Acreage with Residence

**Size:** 1,327 sq.ft. **Age:** -

**Beds:** 2 **Baths:** 1

**Garage:** Off Street

**Lot Size:** 9.90 Acres

**Lot Feat:** See Remarks

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Metal

**Condo Fee:** -

**Basement:** Partial

**LLD:** -

**Exterior:** See Remarks

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Set on 9.9 acres near Beaver Mines, this three-bedroom home offers exceptional privacy in the heart of the beautiful foothills. Surrounded by open space and natural terrain, this property is ideal for those seeking a quiet rural lifestyle with room for animals, equipment, and outdoor pursuits. The property includes a variety of functional outbuildings, including a 90' x 30' metal-clad shop, reportedly used during the mine's operation for repairing coal cars. A hip-roof barn features seven horse stalls, a tack room, vet room, sliding exterior doors, and power. Additional structures include a 25' x 17' brick wash house on a concrete foundation with a tin roof, and a 15' x 31' open-front pole shelter with a metal roof. Equestrian and livestock amenities include a 100' round pen and a livestock watering trough with hydrant. The property is serviced by a flowing spring, providing a natural and reliable water source. A rare opportunity to own a private foothills acreage with extensive outbuildings, water supply, and versatile agricultural or recreational potential.