

**6106 Hwy 774 Highway
Beaver Mines, Alberta**

MLS # A2279295

\$699,000



Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Metal

Basement: Partial

Exterior: See Remarks

Foundation: Poured Concrete

Features: See Remarks

Inclusions: N/A

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

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: AG

Utilities: -

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.