

# **\$870,000 - 723014 & 723018 Range Road 110, Beaverlodge**

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MLS® #A2205561

**\$870,000**

5 Bedroom, 3.00 Bathroom, 1,538 sqft  
Agri-Business on 160.00 Acres

NONE, Beaverlodge, Alberta

A full quarter section just 6 miles NW of Beaverlodge, 1/2 mile off the pavement. This fully developed quarter comes with 2 residences. The first home is a 1538 sqft bungalow with 3 bedrooms, 2 bathrooms upstairs and 2 bedrooms and 1 bathroom downstairs. There has been plenty of updates including flooring, trim, new windows and shingles. Plumbing and electrical inspections and repairs and a home inspection has also been completed. This home is in great shape and move in ready. The second residence is a 1216 sqft modular, 3 bedrooms, 2 bathrooms, nice open plan. Large main bedroom with ensuite and soaker tub. Separate driveway and services for this residence. The land has approximately 120+/- acres farmable and the balance in yard site with mature spruce and poplar windbreak. There is some fencing for horses and livestock. There is a surface lease in the process of being reclaimed. This is an ideal property for 2 families or use the 2nd residence as rental income. Subdividing could be an option as well. Call your Realtor for more information.



Built in 1995

## **Essential Information**

MLS® #	A2205561
Price	\$870,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,538
Acres	160.00
Year Built	1995
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### Community Information

Address	723014 & 723018 Range Road
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County
Province	Alberta
Postal Code	T0H 0C0

### Amenities

Utilities	Electricity Connected, Propane
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### Interior

Appliances	Electric Water Heater
Heating	Forced Air, Oil
Has Basement	Yes
Basement	Full

### Exterior

Roof	Asphalt Shingle
Foundation	Wood

### Additional Information

Date Listed	March 25th, 2025
Days on Market	40
Zoning	AG

### Listing Details

Listing Office	All Peace Realty Ltd.
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