

# \$425,000 - 104021 Hwy 722, Beaverlodge

MLS® #A2218016

## \$425,000

3 Bedroom, 1.00 Bathroom, 932 sqft

Residential on 19.72 Acres

N/A, Beaverlodge, Alberta

This acreage is located just off secondary Hwy 722, about 8 miles South West of Beaverlodge. The older home is sheltered in a mixture of coniferous and deciduous trees and has several outbuildings throughout the 19.72+/- acres. The home has 3 bedrooms and a bathroom on the main level. The kitchen & dining area is combined and there is a large living room with a wood fireplace. Just off the entrance is a good sized laundry room with cabinet storage, sink and a private toilet and shower. The downstairs consists of a large Rec room with pool table and small friendship counter. There is a cold room, spare room and utility room. There is small carport on one entrance and a stairway to a large deck at the North entrance. The detached double garage is 24 x 26 with concrete floor. The large quonset is 32 x 60 with gravel floor, an overhead door and a sliding door. The small quonset is 24 x 30 with a wood floor, power, a small corner design for a greenhouse. The corrals are mostly all steel and a stock water supply water for livestock. There are 2 small sheds behind garage for storage. There are great views from various sites on the property. The property does need some work. Investment opportunity and even subdivision possibilities. don't miss this opportunity.

Built in 1963

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2218016                         |
| Price          | \$425,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 932                              |
| Acres          | 19.72                            |
| Year Built     | 1963                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 104021 Hwy 722                  |
| Subdivision | N/A                             |
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                  |
| Appliances        | Dryer, Electric Stove, Freezer, Refrigerator |
| Heating           | Forced Air, Natural Gas                      |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning                                 |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                     |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Brush, Fruit Trees/Shrub(s), Garden, Many Trees, No Neighbours |

|              |   |
|--------------|---|
|              | Behind, Pasture, See Remarks, Views, Wooded |
| Roof         | Asphalt Shingle                             |
| Construction | Concrete, Wood Frame, Masonite              |
| Foundation   | Poured Concrete                             |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 4             |
| Zoning         | AG            |

### **Listing Details**

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

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