

# \$799,000 - Nw-32-70-9-w6 ., Beaverlodge

MLS® #A2244243

**\$799,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 141.00 Acres

NONE, Beaverlodge, Alberta

141+/- Acres, 10 minutes South of Beaverlodge. The Beaverlodge River runs through the property. A very rare combination of River bottom, Recreation, Gravel potential and 40+/- acres of Hayland. The property is fully serviced and has a 13 year old 54 x 80 shop with 18ft Doors and 20ft walls, in floor heat and a sump, hot and cold water, air lines and compressor. Fully developed suite with 2 bedrooms, 2 bathrooms, kitchen, living room and laundry room. Trails through out the property for quadding, hiking and cross country skiing, located on a quiet road with very few neighbors. Ideal for a Trucker or Contractor. If you have been waiting for a river property take a look at this one.

## Essential Information

|           |               |
|-----------|---------------|
| MLS® #    | A2244243      |
| Price     | \$799,000     |
| Bathrooms | 0.00          |
| Acres     | 141.00        |
| Type      | Agri-Business |
| Sub-Type  | Agriculture   |
| Status    | Active        |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | Nw-32-70-9-w6 . |
| Subdivision | NONE            |
| City        | Beaverlodge     |



|             |                                 |
|-------------|---------------------------------|
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### **Amenities**

|            |             |
|------------|-------------|
| Waterfront | River Front |
|------------|-------------|

### **Interior**

|            |                                                   |
|------------|---------------------------------------------------|
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
|------------|---------------------------------------------------|

### **Exterior**

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Creek/River/Stream/Pond |
|-----------------|-------------------------|

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | July 29th, 2025 |
|-------------|-----------------|

|                |   |
|----------------|---|
| Days on Market | 7 |
|----------------|---|

|        |    |
|--------|----|
| Zoning | AG |
|--------|----|

### **Listing Details**

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

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