

# \$650,000 - 714061 Rr95, Beaverlodge

MLS® #A2253395

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 12.49 Acres

NONE, Beaverlodge, Alberta

Welcome to this well-cared-for acreage, offering 1,314 sq. ft. of comfortable living space on over 12 acres of land. Just minutes from Beaverlodge, this property features a short stretch of gravel road to your home, a double attached 28x28 garage, and a charming covered front veranda – perfect for morning coffee while enjoying country views. Step inside to find hardwood floors, rich oak trim, and the cozy warmth of wood heat in the living room. The main level is thoughtfully designed with convenient main-floor laundry and a 3-piece bathroom, along with two spacious bedrooms and a large 4-piece bathroom complete with a deep soaker tub. The basement is finished, and offers plenty of space with a massive family room, two oversized bedrooms, and an additional 3-piece bathroom – an ideal setup for teens or house guests.

Recent updates include brand-new shingles. Outside, the property is fully fenced and cross-fenced with a horse paddocks and waterer, making it well suited for animals. Outbuildings add valuable storage, while the wide-open space delivers both functionality and rural charm.

This acreage combines comfort and practicality – a perfect place to call home.

Built in 2005

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2253395                         |
| Price          | \$650,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,314                            |
| Acres          | 12.49                            |
| Year Built     | 2005                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 714061 Rr95                     |
| Subdivision | NONE                            |
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### Amenities

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

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | Other          |
| Heating           | Forced Air     |
| Cooling           | None           |
| Fireplace         | Yes            |
| # of Fireplaces   | 1              |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | Other       |
| Lot Description   | See Remarks |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | ICF Block       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 11                  |
| Zoning         | CR5                 |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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