

# \$549,900 - 713022 Range Road 95, Beaverlodge

MLS® #A2227288

## \$549,900

3 Bedroom, 2.00 Bathroom, 1,064 sqft  
Residential on 13.49 Acres

NONE, Beaverlodge, Alberta

Affordable Acreage Living with Room to Roam!  
This scenic 13.49-acre parcel just over a half mile off pavement and minutes from Beaverlodge offers wide open space, peaceful views, and a mix of open land and trees. The property features a well-maintained home with a total of 3-bedrooms, 2-bathrooms with a partially developed basement. A spacious primary master bedroom with a large ensuite bath and relaxing jetted tub. Enjoy the outdoors year-round from the expansive 10' x 26' covered deck, or entertain at the party pad that has power, fridge, and wood stove. Upgrades over the years include flooring, cabinets, and most windows, with essential systems updated as well – including a furnace and hot water tank (approx. 10 years ago), new septic tank (approx. 5 years ago), and a water treatment system (approx. 5 years ago). The property is ready for hobbies and horses with a partially fenced yard, corral, hip roof barn, and multiple outbuildings including a large 28' x 40' heated garage, old carriage house, greenhouse, and storage sheds. Whether you're seeking a peaceful rural lifestyle, space for animals, or just room to breathe, this property offers unbeatable value and versatility. Only 21 miles from Costco.

Built in 1963

## Essential Information

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Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	13.49
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	713022 Range Road 95
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

### Amenities

Utilities	Electricity Connected, See Remarks
Parking	Double Garage Detached, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Jetted Tub, See Remarks
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Partially Finished, See Remarks

### Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond, Few Trees, Irregular Lot, Meadow, Pasture,

	See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	13
Zoning	CR5

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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