

# \$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	4
Zoning	CR5

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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