

# \$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	8
Zoning	AG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.