

\$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 â€” 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 youâ€™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

MLS® # A2227288



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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

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|-------------|---------------------------------|
| 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

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|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 22 |
| Zoning | CR5 |

Listing Details

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|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
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