

**95051 722 Township
Beaverlodge, Alberta**

MLS # A2192905



\$890,000

Division:	N/A		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,883 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated		
Lot Size:	9.99 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Garden, Gentle Sloping, Landscaped, Private, Vie		

Heating:	Central, In Floor, Forced Air, Propane	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	7-72-9-W6
Exterior:	ICFs (Insulated Concrete Forms), Stucco, Wood Siding	Zoning:	CR-5
Foundation:	ICF Block	Utilities:	-
Features:	Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

With the potential for quick possession, this acreage is zoned CR-5 allowing for multiple opportunity! The custom-built 5-bedroom, 3.5-bathroom home offers nearly 1,900 sq ft per floor, showcasing high-quality construction and thoughtful design. Whether you are a couple or a family, you will feel peace in your soul when entering this home, enhanced by the sweeping views from every window! The layout combines both a cozy and expansive feel. You simply must experience it! Originally built for the current owners, the property is now available due to their relocation, presenting a rare opportunity to own a meticulously crafted home on a beautiful 10 acres without any compromises in quality and function! The home's exterior is built to last with exposed aggregate and stucco siding. Inside, the main floor is adorned with slate tile and maple hardwood flooring, hickory cabinets, a spacious master bedroom with an elegant ensuite, two additional bedrooms with a shared Jack and Jill bathroom, an office, a living room, and a powder room. The open-concept design extends to a large deck with stunning views of the Rockies and Saskatoon Mountain—views that can be enjoyed everywhere you tread in this home. Preparing meals with family or a crowd is happy, efficient and friendly in the well designed kitchen with peninsula. Perfect for joyful entertaining or a simple breakfast for two. The walk-out basement includes a peaceful sitting area, two more bedrooms, a 3-piece bathroom, a recreation room, a large laundry room, and cold storage. The space is prepped for a kitchenette or wet bar and an additional bathroom, ready for your personal touch - or even a mother-in-law suite. Both in-floor and forced-air heating, fueled by propane, ensure comfort and efficiency. Ideal for both family living and /or business use, the property features a substantial 60'x64' workshop. The

fully equipped workshop features a 21-foot ceiling, three overhead doors, excellent lighting, in-floor heating, with water and sewer infrastructure in place. See the brochure for more details. Outside, the landscaped yard includes a garden irrigated with warm water from a dugout, perfect for nurturing a lush green space. The property is game-fenced, preserving your garden while allowing you to enjoy abundant wildlife from the comfort of your home. This property offers a rare blend of private living with convenient access. Located just two miles from Saskatoon Mountain's hiking and biking trails, five minutes from top schools in Beaverlodge, and 25 minutes from Grande Prairie Airport, you'll enjoy both tranquility and accessibility. With Highway 43 just five minutes away, you're perfectly positioned for multiple economic opportunities. Don't miss this unique opportunity—contact your realtor today to schedule a viewing!