

# \$850,000 - 105003 720 Township Road, Beaverlodge

MLS® #A2216161

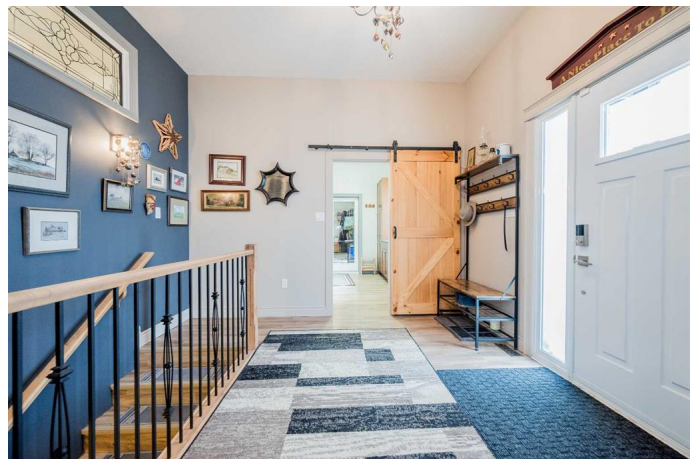
**\$850,000**

5 Bedroom, 5.00 Bathroom, 1,718 sqft

Residential on 9.98 Acres

N/A, Beaverlodge, Alberta

This acreage has it all! Immaculate house with attached garage with in floor heat, beautiful treed setting, spectacular landscaping, fabulous greenhouse, 30'x40' shop, your own private family camping spot, trails for hiking/skiing/snowshoeing or quadding through the trees, and a flowing well. The house was totally renovated in 2011, thus the County considers it built then. Entering the house you will instantly fall in love - the attention to detail is everywhere. This is not a house but a home! Featuring an concept kitchen, dining and living room. The large kitchen has quality cabinetry with a well thought out design, lots of drawers and desirable pull outs to accommodate spices and canned goods. Off the dining area there are garden doors to the outdoor living space, which is completely private with amazing garden views. The primary suite has a walk in closet, ensuite with dual sinks and a spacious tiled shower with 2 heads. From the bedroom there is access to a large covered deck which offers complete privacy; it's also wired for a hot tub. To the complete the main floor there is another bedroom, full bathroom, office, half bath and laundry. The lower level has a large family room, 2 bedrooms, a bathroom, flex room with a large window which floods the space with natural light (currently set up as a craft room/art studio). The house also has a fully contained bachelor's suite, with it's own separate entrance, kitchen, bathroom, and laundry. The suite has it's own parking area



and outdoor sitting area away from the main house use. The suite has been in high demand and easily generates \$1200/month. The greenhouse is absolutely lovely, the perfect spot to unwind & relax. It has a woodstove to take the chill out of the air or to get a head start to your growing season. The 30'x40' shop has in floor heat and 220 electrical, there is room for your vehicles and all your toys. The shop has it's own approach/driveway; lots of yard space available and it can even accommodate a semi truck. The property has been meticulously cared for, the attention to detail is everywhere. The landscaping has been well thought out; no whipper snipping and push mowing required. Under seeding of spruce & maple trees and other native species has taken place so the beauty of this property will continue for many years to come. The yard has an area for a vegetable garden and a large firepit where you can host family & friends. This property could even accommodate a horse or two if one desired. Additional outbuildings include a couple sheds and an exquisite outhouse. The outdoor biffie even has power, which is perfect for those nights you have friends over enjoying the outdoors. Located 5 minutes from Beaverlodge and 25 minutes to GP. This property must be seen to truly appreciate everything it has to offer. Book your viewing today.

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2216161  |
| Price          | \$850,000 |
| Bedrooms       | 5         |
| Bathrooms      | 5.00      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 1,718     |

|          |                                  |
|----------|----------------------------------|
| Acres    | 9.98                             |
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 105003 720 Township Road        |
| Subdivision | N/A                             |
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H0C0                          |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Natural Gas Connected                                         |
| Parking Spaces | 20                                                            |
| Parking        | Double Garage Attached, Heated Garage, Triple Garage Detached |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks                           |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                              |
| Cooling           | None                                                                                                  |
| Has Basement      | Yes                                                                                                   |
| Basement          | Finished, Full, Suite                                                                                 |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                                                          |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Many Trees, Private, Native Plants |
| Roof              | Shingle                                                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                                         |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 30th, 2025 |
|-------------|------------------|

Zoning

CR5

Listing Details

Listing Office

RE/MAX Grande Prairie

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