

# \$525,000 - 11 Th Avenue, Beaverlodge

MLS® #A2216635

**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Land on 67.50 Acres

NONE, Beaverlodge, Alberta

Are you seeking a prime location to develop residential properties? Look no further than 67.5 acres of development land in the thriving community of Beaverlodge. With a coveted South West view, urban zoning, and an outline plan for approximately 220 residential lots (with the next phase for 32 lots), this property is a developer's dream. Plans have already been approved but expired, and the plan application and engineering have been fully completed. The property is easily serviceable and boasts a nice slope from East to West, with convenient access off 8th and 11th Avenue. Beaverlodge is a self-sufficient community offering a variety of retail businesses, industrial hubs, recreation facilities, healthcare, good schools, seniors's™ center, and more. Just a 20-minute drive from Grande Prairie, this location offers the perfect combination of convenience and high-quality rural living. The seller of this property is a licensed realtor in Alberta. Don't miss out on this opportunity to create thriving, beautiful new residences in the heart of Beaverlodge.

## Essential Information

MLS® #	A2216635
Price	\$525,000
Bathrooms	0.00
Acres	67.50



Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	11 Th Avenue
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

### Exterior

Exterior Features	Other
Lot Description	Cleared, Sloped Down, Views

### Additional Information

Date Listed	May 1st, 2025
Days on Market	61
Zoning	R1

### 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.