

# \$670,000 - - Nw 32-70-9-w6, Beaverlodge

MLS® #A2253806

**\$670,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 141.00 Acres

N/A, Beaverlodge, Alberta

141 acres of land situated in the robust County of Grande Prairie!

Massive shop on a concrete pad foundation also has attached residence built in 2012.

The oversized, 54' x 80' shop has two overhead doors, sump and in floor heating plus wrap around concrete patio off the front and kitchen entry.

Main floor features a family room open to the garage, 2-piece bathroom, den and utility room. Second floor features an open concept kitchen, dining and living room area.

Custom features throughout includes hardwood & tile flooring, kitchen with wood cabinets & tile backsplash. Two bedrooms includes large bedroom with walk in closet plus there is laundry and 4 piece main bathroom.

This unique parcel consists of approximately 4 acres of homestead, potential for gravel pit, and 77 acres treed with river bank acres along the "Beaverlodge River". Recreational dream property, with plenty of quiet, nature, and few neighbours plus flexibility of agricultural & business pursuits. Large, gravelled driveway and site, and is fenced and gated.

\*\*\*Please note: property is sold "as is, where is, at time of possession". No warranties or representations.\*\*\* Contact a REALTOR® today for more info or to book a viewing!



## Essential Information

|           |               |
|-----------|---------------|
| MLS® #    | A2253806      |
| Price     | \$670,000     |
| Bathrooms | 0.00          |
| Acres     | 141.00        |
| Type      | Agri-Business |
| Sub-Type  | Agriculture   |
| Status    | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | - Nw 32-70-9-w6                 |
| Subdivision | N/A                             |
| City        | Beaverlodge                     |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 0C0                         |

### Interior

|            |             |
|------------|-------------|
| Appliances | See Remarks |
|------------|-------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 29                  |
| Zoning         | AG                  |

### Listing Details

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

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