

712005 RR 100
Beaverlodge, Alberta

MLS # GP207990



\$1,995,000

Division:	Rural Grande Prairie, County of		
Type:	Acreage with Residence		
Style:	Bungalow		
Size:	2,800 sq.ft.	Age:	1999 (21 yrs old)
Beds:	3 up / 3 down	Baths:	5
Possession:	-		
Garage:	Attached, Double, Heated		
Driveway:	Gravel		

Heating: Forced Air, Hot Water, In-Floor, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: Septic System

Roof: Asphalt Shingle

Taxes: \$ 6,600

Basement: Full

Condo Fee: -

Exterior: Stone, Stucco

Lot Fee: -

Land: Landscaped

Maintenance Fee: -

Features: Deck, Ensuite, Fireplace - Gas, Jet Tub, Laundry-Main Floor, Non-Smoking Home, Patio, Pet-Free Home

Inclusions: Fridge, stove, washer, dryer, dishwasher, microwave, window coverings, home theatre system, 2 sheds, fire pit

2,800 sq ft Custom Built home with fully developed walkout basement for a total of 5,600 sq ft of living area. Top of the line finishing throughout. Yard is park like, with a mix of green space and over 7,000 spruce trees established. This one of a kind property is set on 41 private acres, with almost one mile of Beaverlodge River frontage. To compliment a property like this you need a shop; 45 x 90 with in-floor heat, office, bathroom and floor drain. This property is only 10 minutes South of Beaverlodge and 25 mins west of Grande Prairie. Detailed feature sheet available at listing office.