

\$1,350,000 - Ne-19-72-10-w6 & Se-19-72-10-w6, Beaverlodge

MLS® #A2261300

\$1,350,000

4 Bedroom, 2.00 Bathroom, 1,840 sqft
Residential on 283.67 Acres

NONE, Beaverlodge, Alberta

283.67 Acres on two titles, just 4 miles Northwest of Beaverlodge. Approximately 260+/- Acres are being farmed, the balance is yard site and bush. There is surface lease revenue of \$4,300.00 per year on the South quarter. There is a good 1,840 sqft home with an attached carport. The home has been well-maintained and is in good condition. Outbuildings include a 30' x 40' heated shop with concrete floor, 220 power, and lighting. Miscellaneous outbuildings include an open-faced shed. The yard is landscaped and has a good wind break to the North and West. Gravelled driveway with gated access. There is a gravelled area North of the main yard, across from the clubhouse at Riverbend Golf and Country Club that has a cold storage building with power and lights. This building and approximately 1.5+/- acres are leased to the owners of the Riverbend golf course for \$3,000 a year. The two quarters can be purchased individually with an asking price of \$925,000.00 for the home quarter and \$450,000.00 for the South quarter. The land tenant has the first right of refusal on any acceptable offers received in writing.



Built in 1987

Essential Information

MLS® # A2261300

Price	\$1,350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,840
Acres	283.67
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bur
Status	Active

Community Information

Address	Ne-19-72-10-w6 & Se-19-72-
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County
Province	Alberta
Postal Code	T0H 0C0

Amenities

Parking Spaces	6
Parking	Gravel Driveway, RV Access

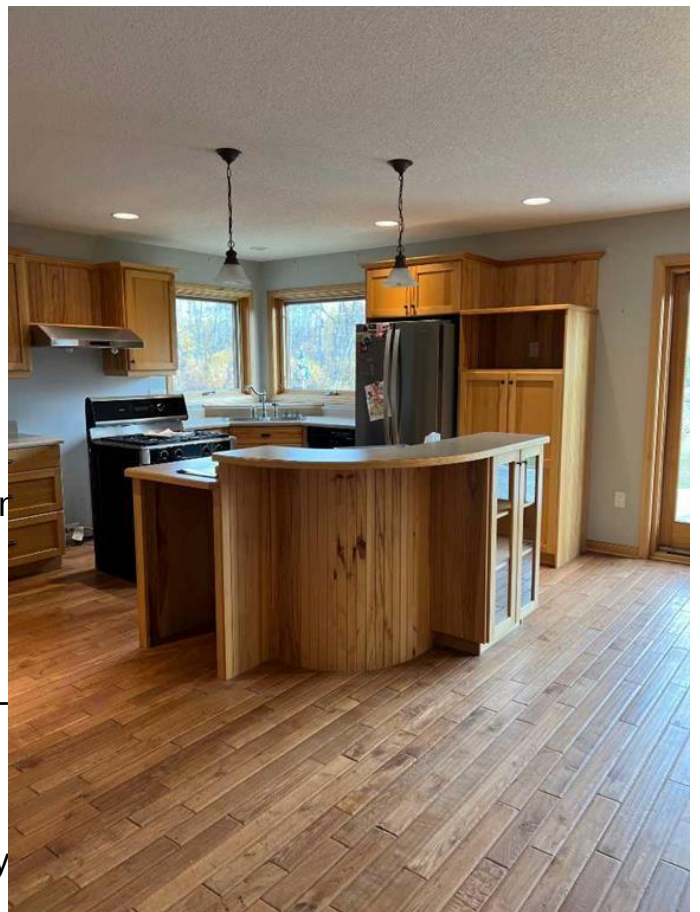
Interior

Interior Features	Jetted Tub, Kitchen Island, P
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Close to Clubhouse
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information



Date Listed	October 7th, 2025
Days on Market	8
Zoning	AG

Listing Details

Listing Office	All Peace Realty Ltd.
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