

723048 Range Road 104  
Beaverlodge, Alberta

MLS # A1044261



**\$464,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence		
<b>Size:</b>	1,449 sq.ft.	<b>Age:</b>	1983 (38 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	13.59 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	20-72-10-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Swing Set

Country charm and character! CR-5 Zoned! 13.59 acres only 30 minutes west of Costco! Unobstructed views from all angles of this gorgeous parcel located near Beaverlodge. 1449 sq ft bungalow offers an abundance of updates from new shingles 2011, new water well 2012, new septic pump 2015 and new garage unit heater 2014. Key features include main floor laundry, 1/2 bath for guests, wood-burning fireplace, 6 potential bedrooms, partially covered 2 tier deck, 26x26 heated garage, fenced/cross fenced pasture (roughly 8 acres w 8 ft game perimeter), 2 water wells and loads of green grass. Bright and white this beautiful country-style kitchen hosts built-in pantry, generous dining space with deck access and open concept to the living room with vaulted ceiling. Downstairs features a theatre/rec room easily converted to the 6th large bedroom, full bathroom and storage galore! Great value with all the attractive features for hobby farmers, business owners or acreage lovers. Put this one on the list! \*CLICK THE MULTIMEDIA ICON FOR CUSTOM WEBSITE WITH FULL DETAILS\*