

\$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	12
Zoning	AG

Listing Details

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

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.