

\$799,000 - Nw-32-70-9-w6 ., Beaverlodge

MLS® #A2244243

\$799,000

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

NONE, Beaverlodge, Alberta

141+/- Acres, 10 minutes South of Beaverlodge. The Beaverlodge River runs through the property. A very rare combination of River bottom, Recreation, Gravel potential and 40+/- acres of Hayland. The property is fully serviced and has a 13 year old 54 x 80 shop with 18ft Doors and 20ft walls, in floor heat and a sump, hot and cold water, air lines and compressor. Fully developed suite with 2 bedrooms, 2 bathrooms, kitchen, living room and laundry room. Trails through out the property for quadding, hiking and cross country skiing, located on a quiet road with very few neighbors. Ideal for a Trucker or Contractor. If you have been waiting for a river property take a look at this one.

Essential Information

MLS® #	A2244243
Price	\$799,000
Bathrooms	0.00
Acres	141.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	Nw-32-70-9-w6 .
Subdivision	NONE
City	Beaverlodge



County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0C0

Amenities

Waterfront	River Front
------------	-------------

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
------------	---

Exterior

Lot Description	Creek/River/Stream/Pond
-----------------	-------------------------

Additional Information

Date Listed	July 29th, 2025
-------------	-----------------

Days on Market	6
----------------	---

Zoning	AG
--------	----

Listing Details

Listing Office	All Peace Realty Ltd.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.