

\$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
Single Family on 283.67 Acres

N/A, 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. (id:6289)

Built in 1987

Essential Information

Listing # A2261300



Price	\$1,350,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,840
Acres	283.67
Year Built	1987
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	Ne-19-72-10-w6 & Se-19-72-
Subdivision	N/A
City	Beaverlodge
Province	Alberta
Postal Code	T0H0C0

Amenities

Amenities	Golf Course
Parking Spaces	6
Parking	Carport, Gravel, RV
# of Garages	1

Interior

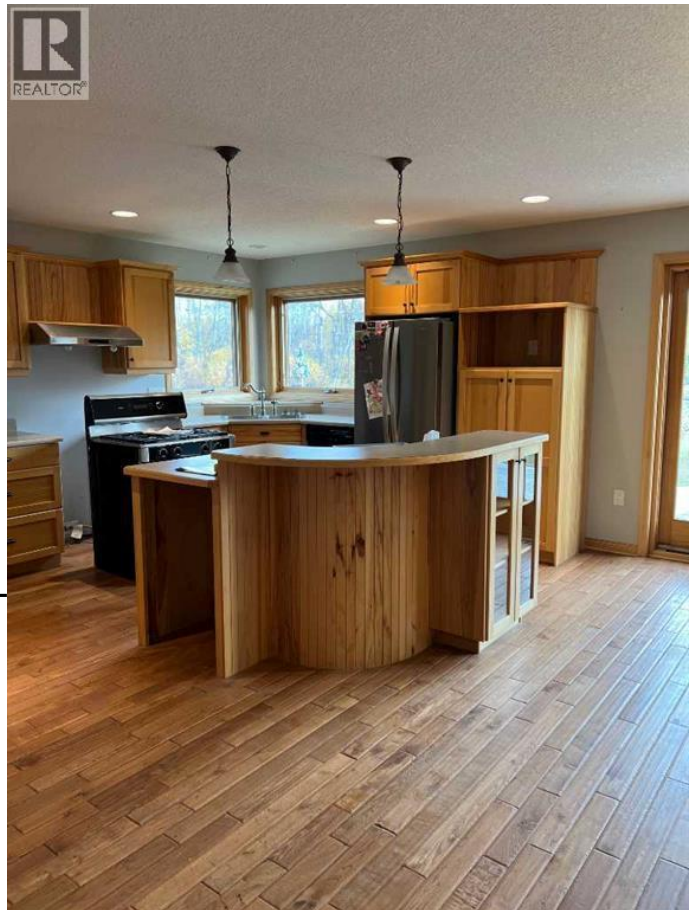
Appliances	See remarks
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	All Peace Realty Ltd.
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