

# \$525,000 - 11 Th Avenue, Beaverlodge

MLS® #A2216635

**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Land on 67.50 Acres

NONE, Beaverlodge, Alberta

Are you seeking a prime location to develop residential properties? Look no further than 67.5 acres of development land in the thriving community of Beaverlodge. With a coveted South West view, urban zoning, and an outline plan for approximately 220 residential lots (with the next phase for 32 lots), this property is a developer's dream. Plans have already been approved but expired, and the plan application and engineering have been fully completed. The property is easily serviceable and boasts a nice slope from East to West, with convenient access off 8th and 11th Avenue. Beaverlodge is a self-sufficient community offering a variety of retail businesses, industrial hubs, recreation facilities, healthcare, good schools, seniors's™ center, and more. Just a 20-minute drive from Grande Prairie, this location offers the perfect combination of convenience and high-quality rural living. The seller of this property is a licensed realtor in Alberta. Don't miss out on this opportunity to create thriving, beautiful new residences in the heart of Beaverlodge.

## Essential Information

MLS® #	A2216635
Price	\$525,000
Bathrooms	0.00
Acres	67.50



Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	11 Th Avenue
Subdivision	NONE
City	Beaverlodge
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H0C0

### Exterior

Exterior Features	Other
Lot Description	Cleared, Sloped Down, Views

### Additional Information

Date Listed	May 1st, 2025
Days on Market	98
Zoning	R1

### Listing Details

Listing Office	All Peace Realty Ltd.
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