

Courtesy Of Janet S Olson Of Real Broker

\$975,000 - 49121 Rge Rd 173, Rural Beaver County

MLS® #E4423205

\$975,000

4 Bedroom, 3.00 Bathroom, 1,496 sqft
Rural on 79.48 Acres

None, Rural Beaver County, AB

Charming & renovated rural retreat-80 acres-65 acres prime farmland currently rented on a crop-share basis. Property features spacious, heated 42'x96' metal shop (built in 2023). Fully insulated w/concrete floor. 2 lg 14'x14' overhead drs, 100-amp power (220 & 110) - perfect for yr. round use. Insulation R42 in walls & R52 in ceiling, 2'x8' walls. Underground power. Adjacent to shop is 12'x24' insulated, heated shed currently used as a meat shop with 50-amp power supply. Beautifully renov. bungalow is approx 1,498 sq. ft., featuring 3 spacious bdrms on main floor, ensuite bthrm & 3-pc bthrm. Mostly finished basement provides add'l space, featuring living room/games area, 1 bdrm, 3-pc bthrm, laundry room. Upgrades incl. laminate flooring, HWT, metal roof (5 yrs.). Enjoy year-round comfort w/ reliable bored well w/2 pumps & water filtration system. If seeking a peaceful, move-in-ready home w/modern amenities, outstanding shop, PLUS exceptional farmland, this property is a rare find.

Built in 1987

Essential Information

MLS® #	E4423205
Price	\$975,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,496
Acres	79.48
Year Built	1987
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49121 Rge Rd 173
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4A0

Amenities

Features	Deck, Gazebo
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 25th, 2025
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Days on Market 38

Zoning Zone 80

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Listing information last updated on April 4th, 2025 at 11:47am MDT