

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 |
|----------|--------------|

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 |
|-------------|---------------------|

Days on Market 16

Zoning Zone 80

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Listing information last updated on March 13th, 2025 at 9:47am MDT