

## \$349,000 - 19321 Twp 514, Rural Beaver County

MLS® #E4429058

**\$349,000**

4 Bedroom, 2.00 Bathroom, 1,561 sqft

Rural on 3.46 Acres

Country Squire, Rural Beaver County, AB

Experience peaceful country living just 25 minutes from Sherwood Park! Nestled on 3.46 fully fenced acres in Country Squires, Beaver County, this property offers the perfect escape from city life. Inside, you'll find new luxury vinyl plank flooring, an open-concept living space, and four spacious bedrooms. The primary suite features a walkin closet and ensuite, thoughtfully separated from the other bedrooms for added privacy. The oversized double garage is ready for whatever you have planned, with a gas line already in place for easy heating, making it a versatile workspace for any project. The property is fully sectioned and fenced into three areas, making it ideal for a variety of uses for whatever your family can dream of. Plus, a spacious covered deck lets you enjoy the outdoors just as much as the comfort of your home, rain or shine. Backing onto peaceful farmland, this home is ready for its next owners to make it their own. Donâ€™t miss this opportunity to enjoy country living with modern conveniences

Built in 2005

### Essential Information

MLS® # E4429058

Price \$349,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,561                  |
| Acres          | 3.46                   |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 19321 Twp 514       |
| Area        | Rural Beaver County |
| Subdivision | Country Squire      |
| City        | Rural Beaver County |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0B 4S0             |

### **Amenities**

|                |   |
|----------------|---|
| Features       | Air Conditioner, Closet Organizers, Deck, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 10  |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Modular   |
| Exterior Features | Cross Fenced, Cul-De-Sac, Fenced, No Through Road, Partially Landscaped, Picnic Area, Schools |
| Construction      | Modular   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 16

Zoning Zone 80

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