

## \$950,000 - 49121 Rge Rd 173, Rural Beaver County

MLS® #E4423205

**\$950,000**

4 Bedroom, 3.00 Bathroom, 1,496 sqft

Rural on 79.48 Acres

None, Rural Beaver County, AB

Move-in-ready home w/modern amenities, outstanding shop, PLUS except. farmland in a peaceful 80 acre setting-65 acres rented on crop-share. Property feat. spac., heated 42'x96' metal shop (built in 2023). Fully insulated w/concrete floor, flr. drain., 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. 1,498 sq. ft. bungalow, featuring 3 spacious bdrms on main floor, ensuite bthrm & 3-pc bthrm. Mostly finished bsmt provides add'l space, feat. 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. 7km to beautiful Coal Creek Golf Resort. Close to schools, amenities, & shopping - Ryley (8 min.), Camrose(25 min.),Tofield(15 min.)

Built in 1987

### Essential Information

MLS® # E4423205

Price \$950,000



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 69

Zoning Zone 80

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Listing information last updated on May 5th, 2025 at 12:47pm MDT