

\$685,000 - 115 51308 Range Rd 195, Rural Beaver County

MLS® #E4440044

\$685,000

4 Bedroom, 3.50 Bathroom, 1,532 sqft

Rural on 3.30 Acres

Whispering Hills_CBEA, Rural Beaver County, AB

SPACIOUS FAMILY BUNGALOW ON 3.3 ACRES WITH POND ACCESS! Discover the perfect blend of space, privacy, and natural beauty in this well-maintained upgraded family bungalow. Featuring 4 bedrooms and 4 bathrooms, cozy fireplace, an expansive deck for outdoor living, and two handy large storage sheds. Recent upgrades include newer shingles, eavesdrops, furnace, and hot water tankâ€”providing peace of mind for years to come. Set on 3.3 acres, the property includes 2 acres of fully fenced and landscaped yard, direct access to a tranquil pondâ€”ideal for kayaking in summer or skating in winterâ€”2 secure dog runs, and the convenience of CITY WATER. An oversized, heated double attached garage, along with a paved road, complete this exceptional package. This is a rare opportunity to raise your family in a peaceful, picturesque setting. Ideally located close to Sherwood Park & 10 minutes to Tofield.

Built in 1978

Essential Information

MLS® # E4440044

Price \$685,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,532 |
| Acres | 3.30 |
| Year Built | 1978 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 115 51308 Range Rd 195 |
| Area | Rural Beaver County |
| Subdivision | Whispering Hills_CBEA |
| City | Rural Beaver County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 4J1 |

Amenities

| | |
|----------------|---|
| Features | Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Hot Water Natural Gas, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 10 |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Hillside, Landscaped, Private Setting, Schools, Shopping Nearby, See Remarks |
| Construction | Wood |

Foundation Concrete Perimeter

Additional Information

Date Listed June 3rd, 2025

Days on Market 36

Zoning Zone 80

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Listing information last updated on July 9th, 2025 at 2:02pm MDT