

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 6:47pm MDT