

# \$1,499,000 - 17407 Twp Rd 500, Rural Beaver County

MLS® #E4433092

**\$1,499,000**

5 Bedroom, 2.00 Bathroom, 2,834 sqft

Rural on 157.05 Acres

None, Rural Beaver County, AB

Welcome to 17407 Township Road 500 in rural Beaver County! Stunning 4398 sq/ft, A-frame, post & beam constructed home with double detached garage & 54' x 120' metal enclosed, pole shed on 157.5 acres. Land is fenced & x-fenced with 100 acres currently in crop. Great room with soaring 32' vaulted ceiling, floor to ceiling windows, & stone-faced wood fireplace greets you upon entering this lovely home. Open concept design of dining & living area, den, and hobby area is amazing. Country kitchen features: maple cabinetry surrounded by antique brickwork, chef's pantry, tiered peninsula island, & adjoining dinette with access to outside deck. Bedroom & 4pc bathroom completes the main floor. Huge stairwell or elevator takes you upstairs to the living quarters. 3 bedrooms with balconies, loft bedroom, 4pc bath & laundry completes the upper level. Pole shed consists of 7 stalls, birthing stall, feed & tack room, & indoor riding area. Livestock setup with 4 corrals, paddock, 2 round pens, & 3 dugouts. A must see!!

Built in 1979

## Essential Information

MLS® #	E4433092
Price	\$1,499,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	2,834
Acres	157.05
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	17407 Twp Rd 500
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4A0

### **Amenities**

Features	Deck, Open Beam, See Remarks
----------	------------------------------

### **Interior**

Heating	Forced Air-1, See Remarks, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	See Remarks
Exterior Features	Cross Fenced, Landscaped, Private Setting, Subdividable Lot
Construction	See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 1:32pm MDT