

## \$900,000 - 49121 Rge Rd 173, Rural Beaver County

MLS® #E4435518

**\$900,000**

4 Bedroom, 3.00 Bathroom, 1,496 sqft

Rural on 79.48 Acres

None, Rural Beaver County, AB

Escape to the serenity of country living on this picturesque 80-acre property—where modern comfort meets rural charm. Perfect for those seek. peace, space, & a slower pace, this move-in-ready home is surround. by wide-open skies & rolling farmland, w/65 acres rented on crop-share agmt for added income potential. Beautiful. updated 3-bdrm bungalow offers warm, invit. spaces w/a spacious main floor, ensuite bath, & a mostly finished bsmt. w/room to relax or entertain. Recent upgrades incl. stylish laminate floor., newer hot water tank, & durable metal roof. For hobbyists, entrepreneurs, or anyone who loves to tinker, the impressive 42'™x96'™ heated shop (built in 2023) is a dream come true—fully insulated w/ concrete floors, dual 14'™ overhead doors, 100-amp power, & floor drain for year-round use. Plus, a separate 12'™x24'™ heated shed with 50-amp power. Enjoy reliable water from a bored well w/ dual pumps & filtrat. syst. 7km fr Coal Creek Golf Course. Short drive to Ryley, Camrose, Tofield & Vegreville.

Built in 1987

### Essential Information

MLS® # E4435518

Price \$900,000



|                |                        |
|----------------|------------------------|
| 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 |
|----------|--------------|

### 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 | May 9th, 2025 |
|-------------|---------------|

Days on Market 111

Zoning Zone 80

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Listing information last updated on August 28th, 2025 at 3:47pm MDT