

## \$925,000 - 49121 Rge Rd 173, Rural Beaver County

MLS® #E4435518

**\$925,000**

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 \$925,000



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	May 9th, 2025
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Days on Market 30

Zoning Zone 80

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Listing information last updated on June 7th, 2025 at 11:32pm MDT