

## **\$324,900 - 48302 Range Rd 142, Rural Beaver County**

MLS® #E4441821

**\$324,900**

3 Bedroom, 2.00 Bathroom, 2,110 sqft

Rural on 19.84 Acres

None, Rural Beaver County, AB

Operational hobby farm in Beaver County!  
19.84 acres fenced and cross fenced. Appears to have formerly been cattle and possibly horse operation but more currently sheep and goats. Farm buildings include: barn, machine shed, older machine shop, granaries, a well house and corrals. Home is a sprawling modular with 3 additions. Open country kitchen with vaulted ceiling and skylight. Large living room plus separate sunken family room with free standing wood stove. Main floor laundry. Large primary bedroom with 5 pc ensuite featuring jetted whirlpool on one end of the home and 2 more bedrooms with a 4pc bath on the other for comfortable privacy. Huge porch and mud room. Central AC and vac system. Municipal city water to the home and drilled well supplies the barnyard.

Built in 1993

### **Essential Information**

MLS® #	E4441821
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,110
Acres	19.84
Year Built	1993



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	48302 Range Rd 142
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4N0

### Amenities

Features	Air Conditioner, Deck, Detectors Smoke, Skylight, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Cross Fenced, Fenced, Landscaped, Private Setting
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	June 9th, 2025
Days on Market	7
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 June 16th, 2025 at 7:17am MDT