

## \$449,900 - 13 51504 Rge Rd 200, Rural Beaver County

MLS® #E4446204

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,190 sqft

Rural on 3.04 Acres

Beaver Hill Estate, Rural Beaver County, AB

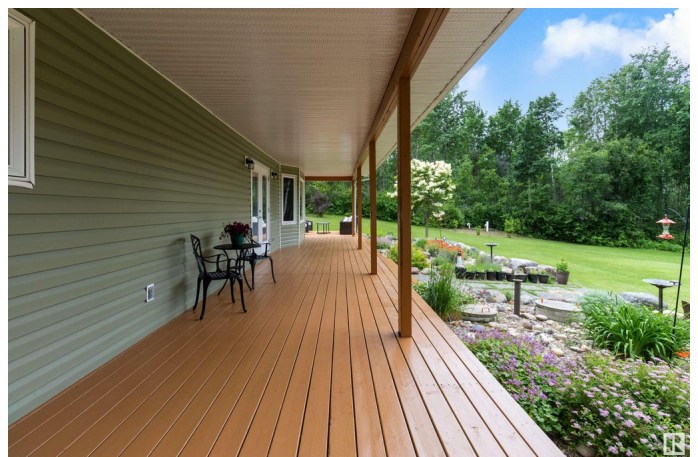
Are you looking for the ultimate acreage lifestyle that's loaded with charm and ready for your next chapter? This SHOW-STOPPING open-concept bungalow in BEAVER HILL ESTATE checks every box! Built in 2008, this 1,188 sq. ft. beauty sits on 3.04 PRIVATE acres with a WRAP-AROUND DECK perfect for soaking up the views. Inside, you'll find 2 bedrooms, 2 baths, and a heated, drywalled ICF crawl space (4.6 ft.) housing the furnace, Navien on-demand water system, sump pump, & water tank. Enjoy peace of mind with a 6m<sup>3</sup> cistern, MicroF.A.S.T. septic (installed Nov. 2019), AND it's hard-wired, ready for your back up generator to be installed. Wood stove inspected & cleaned Oct. 2024. Extras? Oh yes! Hot tub, Lorex 6-camera security system, firepit area, walking trails, 3 sheds (12x16, 8x8, 7x3.5 ft.), plus a heated 26x24 garage with attic storage! Driveway paved (2021), Poly greenhouse. 30 minutes to Sherwood Park, 17 minutes to Tofield, 6 minutes to Islet Lake Staging Area at Cooking Lake-Blackfoot Provincial Park.

Built in 2008

### Essential Information

MLS® # E4446204

Price \$449,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,190
Acres	3.04
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13 51504 Rge Rd 200
Area	Rural Beaver County
Subdivision	Beaver Hill Estate
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J1

### **Amenities**

Features	Crawl Space, Deck, Detectors Smoke, Fire Pit, Front Porch, Greenhouse, No Smoking Home, R.V. Storage
Parking Spaces	8

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Partial, See Remarks

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Fenced, Hillside, Landscaped, Paved Lane, Private Setting, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Insulated Concrete Form

**Additional Information**

Date Listed                July 6th, 2025  
Days on Market        1  
Zoning                    Zone 80

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