

\$230,000 - 13409 Hwy 14, Rural Beaver County

MLS® #E4448687

\$230,000

5 Bedroom, 2.50 Bathroom, 2,056 sqft

Rural on 88.62 Acres

None, Rural Beaver County, AB

88.62 acres of flat, open land! Loads of potential including grazing pasture, hobby farm or a new build. Property has 2 wetland spaces attracting tons of wildlife. Relax in your oversized master bedroom & enjoy watching the sun rise over the water. 2,000 sq ft mobile home, partially renovated and ready to make your own. 5 bedrooms, 2 bathrooms. Septic installed & electricity brought in in 2023. Propane heat and pumphouse w/homemade cistern set up. Property is perimeter & cross-fenced w/sheep fence. Easy access directly off Hwy 14 & close to Viking. Enjoy the peace & quiet of country living while still being close to town amenities - and just over an hour from Edmonton. There is minimal tree cover. Site prep is straightforward - ideal for those yearning a rural lifestyle w/ample room to grow. A great opportunity for anyone seeking a wide open space in a convenient location.

Built in 1985

Essential Information

MLS® #	E4448687
Price	\$230,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,056
Acres	88.62
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13409 Hwy 14
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4N0

Amenities

Features	Deck
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Interior

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

Exterior

Exterior Features	Fenced, Flat Site, Schools
Foundation	Block

Additional Information

Date Listed	July 18th, 2025
Days on Market	66
Zoning	Zone 80

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