

# **\$1,275,000 - 16420 Twp Rd 512, Rural Beaver County**

MLS® #E4441173

**\$1,275,000**

3 Bedroom, 3.00 Bathroom, 1,466 sqft

Rural on 80.00 Acres

None, Rural Beaver County, AB

Only half mile off of pavement you'll find this picturesque 80 acre developed parcel with 1466 SQFT home, 40 x 60 shop including 40 x 17 heated workshop, 60 x 100 machine shed, barn, chicken barns and 2 granaries. Home features a walkout basement with infloor heating system, sunken living room, spacious kitchen with corner nook (benches open up for storage). 2 bedrooms on main, with full bath ensuite off the primary suite plus a wall of built-in cabinets. Lower level is mostly developed with additional living space and another bathroom. Moen taps throughout the home. There are over 100 haskup bushes, raspberries, strawberries and many other fruit trees/shrubs. Was a certified organic farm. Welcome home!

Built in 2001

## **Essential Information**

MLS® #	E4441173
Price	\$1,275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,466
Acres	80.00
Year Built	2001



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

### Community Information

Address	16420 Twp Rd 512
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4A0

### Amenities

Features	Deck
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### Interior

Interior Features	ensuite bathroom
Heating	Hot Water, In Floor Heat System, Propane
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	June 7th, 2025
Days on Market	81
Zoning	Zone 80

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Listing information last updated on August 27th, 2025 at 9:17am MDT