

# **\$1,090,000 - 50516 Rge Rd 173, Rural Beaver County**

MLS® #E4442671

**\$1,090,000**

3 Bedroom, 2.00 Bathroom, 1,294 sqft

Rural on 157.96 Acres

None, Rural Beaver County, AB

You can have it all! Massive shop! 157.96 acre parcel for sale in Beaver County, paved roads all the way to the city! Yard features a 3 bedroom completely renovated, rewired, reinsulated and relevelled mobile home with a 2014 metal roof and furnace, enclosed 40' porch, back deck, addition with bedroom and 3-piece ensuite, and storage area with cistern. Huge 54'x46' shop with extended 54' bay, heated and insulated with in-floor heat and separate zonings, new boiler in 2023, powered overhead doors, cistern, laundry, on-demand hot water, 3-piece bathroom and office space. New additional outbuilding measures 40'x36' and is comprised of two sea cans - one of which is wired - and a bay between, and has metal roofing and siding. Approximately 70 acres of productive cultivated land with the balance pasture, trees and creek bed. Power service buried throughout - no overhead lines. 200 amp service with subpanels in each building. Older homestead site south of creek. Welcome home!

Built in 1970

## **Essential Information**

MLS® #	E4442671
Price	\$1,090,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,294
Acres	157.96
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	50516 Rge Rd 173
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4A0

### Amenities

Features	Deck, Front Porch, See Remarks
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### Interior

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

### Exterior

Exterior Features	Creek, Private Setting, See Remarks, Partially Fenced
Foundation	Block

### Additional Information

Date Listed	June 14th, 2025
Days on Market	21
Zoning	Zone 80

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