

Courtesy Of Kris J Lindberg Of Exp Realty

## **\$554,900 - 43,49 51520 Rr 200a, Rural Beaver County**

MLS® #E4453385

**\$554,900**

3 Bedroom, 1.00 Bathroom, 1,184 sqft

Rural on 7.88 Acres

Islet Lake, Rural Beaver County, AB

Spectacular setting of 2 separate titled lots total of 7.88 acres located close to Islet Lake. Very private with loads of mature evergreens, deciduous trees, trails and paths throughout the property. Nestled in amongst this beautiful property is a updated 1184 sq. ft. modular with a huge front and back deck, three bedrooms, and a recently renovated open kitchen and living room. Living room boasts a cozy wood burning fireplace and skylight ceilings. Laundry/utility room and 3 piece main bathroom. Outside we have an 24x26 double heated garage for toys or keeping your vehicles out of the weather. On the adjoining lot you have a solar powered cabin, campsite, outhouse and tons of fire wood for enjoyment. Loads of wild life, birds, garden area . Quite a few storage sheds and small outbuildings included as well. Come enjoy your private oasis on 25 min to Sherwood Park on pavement.

Built in 1976

### **Essential Information**

MLS® #	E4453385
Price	\$554,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,184
Acres	7.88
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	43,49 51520 Rr 200a
Area	Rural Beaver County
Subdivision	Islet Lake
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J1

### Amenities

Features	Deck, Fire Pit, Guest Suite, Skylight, Vinyl Windows
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Private Setting, Rolling Land, Treed Lot
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	August 16th, 2025
Days on Market	3
Zoning	Zone 80

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