

# \$374,900 - 36 20120 Twp Rd 515, Rural Beaver County

MLS® #E4458794

**\$374,900**

1 Bedroom, 1.00 Bathroom, 816 sqft

Rural on 1.57 Acres

Sherwood Forest, Rural Beaver County, AB

Nestled in a cul-de-sac of Sherwood Forest Estates you will find this hidden treasure. Surrounded by the beauty of nature, the trees and birds welcome you inside. Let's take a look at this quaint home. The open concept offers the feeling of space with the living area, dining area, and chef style kitchen that flow together. Who would expect to see a jacuzzi when you go into the washroom but there is. Because this home has municipal water there is no worries of using too much. Outdoors the metal shed has just been completed along with 2 other outbuildings, there is plenty of room for toys and machines. Although this home is only 1 bedroom there are endless possibilities to expend. Or...perhaps you want to live there while you build your own home. With 1.57 acres you have all the room you need. The subdivision is in Beaver County and borders on Strathcona County so great access just off Wye Road!

Built in 2004

## Essential Information

MLS® #	E4458794
Price	\$374,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	816
Acres	1.57
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	36 20120 Twp Rd 515
Area	Rural Beaver County
Subdivision	Sherwood Forest
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J1

### **Amenities**

Features	See Remarks
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### **Interior**

Heating	Hot Water, In Floor Heat System, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Private Setting, Treed Lot
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed	September 20th, 2025
Days on Market	45
Zoning	Zone 80

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