

# \$575,000 - 50131 200 Range, Rural Beaver County

MLS® #A2224332

**\$575,000**

2 Bedroom, 3.00 Bathroom, 1,980 sqft

Residential on 39.66 Acres

NONE, Rural Beaver County, Alberta

Calling all homesteading hopefuls and hobby farm enthusiasts! This acreage has endless potential. The 32x44 shop gives plenty of room to spread out. There is a 12x20 cabin, heated by wood-burning and gas, and another cabin with a greenhouse has laundry for those long days in the yard. Two bunkhouse-style buildings provide room for company. Beyond the outbuildings are older corrals and newer fenced areas and a livestock waterer. The remaining acres are used for pasture and a few bales. Among mature trees are mature fruit trees/bushes incl. pear, plum, several apple varieties and saskatoons. In the house, a massive primary bedroom has an exit to the west-facing deck. A 4-pc bath and 2nd bedroom complete the upper story. A wide staircase leads to a dining room with a fireplace. The kitchen has tons of light and an extended island. A 3-pc bath is on the way to a room that could be used as another bedroom/den/living room, with a 2-pc bath and a 3-season room perfect for anything you can dream.

Built in 1979

## Essential Information

MLS® #	A2224332
Price	\$575,000
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,980
Acres	39.66
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey Split
Status	Active

### **Community Information**

Address	50131 200 Range
Subdivision	NONE
City	Rural Beaver County
County	Beaver County
Province	Alberta
Postal Code	T0B 4J2

### **Amenities**

Parking	RV Access/Parking
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### **Interior**

Interior Features	No Smoking Home, Storage, Vinyl Windows, Wood Windows, Tile Counters
Appliances	Freezer, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Gas Stove
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Garden, Lawn, Many Trees, Private, Fruit Trees/Shrub(s), Meadow, Pasture
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 24th, 2025
Days on Market	51
Zoning	RS

**Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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