

# \$498,000 - 51431 Rr 193, Rural Beaver County

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MLS® #A2212567

**\$498,000**

2 Bedroom, 1.00 Bathroom, 1,878 sqft

Residential on 39.95 Acres

NONE, Rural Beaver County, Alberta

Property Listing: 40 Acres of Dreamy Country Living

Welcome to your own Private Oasis! This stunning 40-acre property is a rare find, offering a perfect blend of indoor comfort and outdoor adventure.

Features:

Spacious Interiors:

1 Large Bedroom: Complete with built-in closets and bookshelves, providing ample storage and a cozy reading nook.

Huge Bathroom: Enjoy a lavish bathroom space, perfect for relaxation.

Open Concept Living Room: Features a wood-burning stove, perfect for chilly evenings.

Kitchen: Conveniently located upstairs, it boasts a large island with a cooktop, ideal for entertaining and family gatherings. Beautiful views from the kitchen windows! Enjoy the view of your Pond!

Outdoor Living:

Patio doors lead to a future deck (design your own!), perfect for outdoor dining, morning coffee, or simply soaking in the natural beauty of your property.

A beautifully treed outdoor area provides both privacy and a serene setting, perfect for nature lovers.



## Workshop:

A well-equipped workshop located directly across from the main house, ideal for hobbies, projects, or storage. Bring your Toys!

## Land Details:

40 acres of versatile land offering plenty of space for animals, gardening, and recreational activities.

Perfect for outdoor enthusiasts, you can explore hiking, biking, or simply enjoying the vast natural surroundings. Enjoy horse back riding on your 40 acres, owner had Goats in the one Paddock. Trails on your 40 acres which leads up to the Spruce Tree of your Property line (for a land mark)

This property is a must-see for anyone looking to escape the hustle and bustle of city life while still having all the comforts of home.

Whether you're dreaming of a quiet retreat, an active lifestyle, or a space for your animals to roam, this property offers limitless possibilities.

Don't miss out on this incredible opportunity to own 40 acres of paradise! Build a Tree Fort for the kids, Vegetable Garden, Kayak in your Pond, Bird Watch! Sip Wine on your Future Deck! Approximately 45 min to Edmonton International Airport and 30 Minutes to Edmonton

Built in 1991

## Essential Information

MLS® #	A2212567
Price	\$498,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,878

Acres	39.95
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	51431 Rr 193
Subdivision	NONE
City	Rural Beaver County
County	Beaver County
Province	Alberta
Postal Code	T0B 4J5

### Amenities

Parking	Carport, Attached Carport
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### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Wood Counters
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Storage
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, See Remarks, Treed, Brush, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

### Additional Information

Date Listed	April 16th, 2025
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Days on Market	19
Zoning	CR

**Listing Details**

Listing Office	Maxwell Devonshire Realty
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