

\$925,000 - 49121 Rge Rd 173, Rural Beaver County

MLS® #E4435518

\$925,000

4 Bedroom, 3.00 Bathroom, 1,496 sqft

Rural on 79.48 Acres

None, Rural Beaver County, AB

Escape to the serenity of country living on this picturesque 80-acre property—where modern comfort meets rural charm. Perfect for those seek. peace, space, & a slower pace, this move-in-ready home is surround. by wide-open skies & rolling farmland, w/65 acres rented on crop-share agmt for added income potential. Beautiful. updated 3-bdrm bungalow offers warm, invit. spaces w/a spacious main floor, ensuite bath, & a mostly finished bsmt. w/room to relax or entertain. Recent upgrades incl. stylish laminate floor., newer hot water tank, & durable metal roof. For hobbyists, entrepreneurs, or anyone who loves to tinker, the impressive 42'™x96'™ heated shop (built in 2023) is a dream come true—fully insulated w/ concrete floors, dual 14'™ overhead doors, 100-amp power, & floor drain for year-round use. Plus, a separate 12'™x24'™ heated shed with 50-amp power. Enjoy reliable water from a bored well w/ dual pumps & filtrat. syst. 7km fr Coal Creek Golf Course. Short drive to Ryley, Camrose, Tofield & Vegreville.

Built in 1987

Essential Information

MLS® # E4435518

Price \$925,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,496
Acres	79.48
Year Built	1987
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49121 Rge Rd 173
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4A0

Amenities

Features	Deck, Gazebo
----------	--------------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
-------------	---------------

Days on Market 88

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 8:47am MDT