

# **\$359,000 - 169 53110 Rge Road 213, Rural Strathcona County**

MLS® #E4437756

**\$359,000**

3 Bedroom, 1.00 Bathroom, 907 sqft

Rural on 4.05 Acres

Beverly Hills, Rural Strathcona County, AB

Affordable Country Living! This single-wide mobile home on 4.05 acres in Beverly Hills is situated across from 20 acres of reserve land across the road, making it ideal for future building site. There is a 24 by 48 quad garage ; half of it is heated and perfect for workshop, and the other half is ideal for storing your vehicles and toys. The mobile itself is liveable but is old and sold as-is and has 3 bedrooms and 1 bath. The home has tons of windows with natural light. Enjoy coffee on the large south-facing deck. The furnace was replaced in 2007 and there are some newer windows (2013) and doors (2010). There are no restrictions if you wish to have some animals! There is a drilled well for your water needs, and septic is tank and field. This land is partially treed for privacy with a private driveway and fenced all around with lovely homes nearby. Live in the country while you build your dream home!

Built in 1972

## **Essential Information**

MLS® #	E4437756
Price	\$359,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	907
Acres	4.05
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	169 53110 Rge Road 213
Area	Rural Strathcona County
Subdivision	Beverly Hills
City	Rural Strathcona County
County	ALBERTA
Province	AB
Postal Code	T8G 2C3

### Amenities

Features	Deck, Fire Pit, No Smoking Home, R.V. Storage, Vinyl Windows
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### Interior

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

### Exterior

Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Landscaped, Treed Lot, Vegetable Garden, See Remarks
Foundation	Wood

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	75
Zoning	Zone 80

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