

\$398,000 - 61 51308 Range Rd 195, Rural Beaver County

MLS® #E4438140

\$398,000

5 Bedroom, 3.00 Bathroom, 1,510 sqft

Rural on 3.09 Acres

Whispering Hills_CBEA, Rural Beaver County,
AB

Raised bi-level with 5 bedrooms, 2 ½ bathrooms and more than 2700 sq. ft of finished space. The home was built in 1997 and sits on a beautiful rolling 3.09 acres with 24 acres of municipal reserve directly behind it. This home even has the benefit of municipal water. The shingles were replaced approximately 7 years ago. It is cross fenced for horses. There is also a newer greenhouse and several other out buildings. There is a rock garden in front of the property that needs some TLC but has the potential to be a really nice feature. This is a **DISTRESSED PROPERTY THAT IS BEING SOLD AS IS WHERE IS AND IS PRICED ACCORDINGLY.** Looking to build some sweat equity or searching for a reno and flip?

Built in 1997

Essential Information

MLS® #	E4438140
Price	\$398,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,510
Acres	3.09
Year Built	1997



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	61 51308 Range Rd 195
Area	Rural Beaver County
Subdivision	Whispering Hills_CBEA
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

Amenities

Features	Greenhouse
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, No Through Road, Park/Reserve, Private Setting, Stream/Pond, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
Days on Market	27
Zoning	Zone 80

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