

\$685,000 - 115 51308 Range Rd 195, Rural Beaver County

MLS® #E4440044

\$685,000

4 Bedroom, 3.50 Bathroom, 1,532 sqft

Rural on 3.30 Acres

Whispering Hills_CBEA, Rural Beaver County, AB

SPACIOUS FAMILY BUNGALOW ON 3.3 ACRES WITH POND ACCESS! Discover the perfect blend of space, privacy, and natural beauty in this well-maintained upgraded family bungalow. Featuring 4 bedrooms and 4 bathrooms, cozy fireplace, an expansive deck for outdoor living, and two handy large storage sheds. Recent upgrades include newer shingles, eavesdrops, furnace, and hot water tankâ€”providing peace of mind for years to come. Set on 3.3 acres, the property includes 2 acres of fully fenced and landscaped yard, direct access to a tranquil pondâ€”ideal for kayaking in summer or skating in winterâ€”2 secure dog runs, and the convenience of CITY WATER. An oversized, heated double attached garage, along with a paved road, complete this exceptional package. This is a rare opportunity to raise your family in a peaceful, picturesque setting. Ideally located close to Sherwood Park & 10 minutes to Tofield.

Built in 1978

Essential Information

MLS® # E4440044

Price \$685,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,532
Acres	3.30
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	115 51308 Range Rd 195
Area	Rural Beaver County
Subdivision	Whispering Hills_CBEA
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J1

Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Hot Water Natural Gas, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	2

Interior

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

Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Hillside, Landscaped, Private Setting, Schools, Shopping Nearby, See Remarks
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed June 3rd, 2025

Days on Market 62

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 4th, 2025 at 6:02pm MDT