

\$799,900 - 42 51219 Range Road 195, Rural Beaver County

MLS® #E4449312

\$799,900

4 Bedroom, 3.00 Bathroom, 1,539 sqft

Rural on 3.01 Acres

Forest Glen, Rural Beaver County, AB

Country Dreams w/SHOP and city water! Travel paved roads to this private property that is surrounded by mature trees. Inside, youâ€™ll find vaulted ceilings, engineered hardwood floors & a gas FP in living room that adds warmth to the space. The kitchen is well-equipped w/ SS appliances, centre island with 6 seats, plenty of cabinetry & walks out to the deck with gas bbq hook-up. The primary bedrm features a 5pc ensuite & W/I Closet. A bedrm & a 4pce bath complete the main floor. Downstairs has in-floor heating a large rec room, theatre room, two additional bedrms & a 4PC bath. The oversized 26x30 double attached garage also has radiant heating. Outside has an awesome mechanics dream 40x40 shop w/ 20x40 covered parking with a massive driveway to maneuver RV's in as well as underground drainage. Shop features radiant heat, 220 and engineered floor for a future mezzanine and plywood walls for cabinetry etc. Enjoy peaceful country living from the deck or firepit or hot tub the options are endless...

Built in 2008

Essential Information

MLS® #

E4449312



Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,539
Acres	3.01
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	42 51219 Range Road 195
Area	Rural Beaver County
Subdivision	Forest Glen
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J1

Amenities

Features	Deck, Detectors Smoke, Fire Pit, Hot Tub, Hot Water Instant, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Landscaped, Low Maintenance Landscape, Stream/Pond
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 24th, 2025

Days on Market 10

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 3rd, 2025 at 5:17pm MDT