

\$599,000 - 12-50105 Range Road 201, Rural Beaver County

MLS® #E4457529

\$599,000

3 Bedroom, 2.00 Bathroom, 1,365 sqft

Rural on 4.37 Acres

None, Rural Beaver County, AB

Are you looking for privacy and independence? This turnkey Bi-Level home on 4.37 located next to a hayfield on the Southern edge of Beaver County delivers. Your slice of heaven. The home has been heavily updated and the land could not be more private, featuring beautiful trees surrounding an incredibly productive garden (it has been feeding 8 families). The kitchen has been nicely maintained and is open to the dining room and deck. 2 Bedrooms and a updated 4-piece Bathroom complete the main floor. The huge adjacent living room is more than 500 sq ft and boasts a cosy efficient gas fireplace, which could heat the entire home in an emergency. The basement features a bedroom, a 3-piece Bathroom, utility and rec room. The list of renovations include a Standing Seam Steel Roof (2022), New Siding (2019), Doors (2024), Windows(2013),Fridge (Dec 2024) Stove (2025) Washer /Dryer (2025) Furnace Heat Exchanger (Dec 2024) Pressure Tank (2021) Water Pump (2025) Attic Insulation Top Up 2025, Septic Pump 2022

Built in 1956

Essential Information



MLS® #	E4457529
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,365
Acres	4.37
Year Built	1956
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	12-50105 Range Road 201
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J2

Amenities

Features	See Remarks
----------	-------------

Interior

Heating	Forced Air-1, See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Private Setting, Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed September 12th, 2025

Days on Market 6

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 September 18th, 2025 at 3:17am MDT