

## \$575,000 - 50131 Rr 200, Rural Beaver County

MLS® #E4438416

**\$575,000**

2 Bedroom, 2.50 Bathroom, 1,987 sqft

Rural on 39.66 Acres

None, Rural Beaver County, AB

Calling all homesteading hopefuls and hobby farm enthusiasts! This acreage has endless potential. The 32x44 shop gives plenty of room to spread out. There is a 12x20 cabin, heated by wood-burning and gas, and another cabin with a greenhouse has laundry for those long days in the yard. Two bunkhouse-style buildings provide room for company. Beyond the outbuildings are older corrals and newer fenced areas and a livestock waterer. The remaining acres are used for pasture and a few bales. Among mature trees are mature fruit trees/bushes incl. pear, plum, several apple varieties and saskatoons. In the house, a massive primary bedroom has an exit to the west-facing deck. A 4-pc bath and 2nd bedroom complete the upper story. A wide staircase leads to a dining room with a fireplace. The kitchen has tons of light and an extended island. A 3-pc bath is on the way to a room that could be used as another bedroom/den/living room, with a 2-pc bath and a 3-season room perfect for anything you can dream.

Built in 1979

### Essential Information

MLS® # E4438416

Price \$575,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,987
Acres	39.66
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### Community Information

Address	50131 Rr 200
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J2

### Amenities

Features	Deck, Front Porch, Greenhouse, Guest Suite, Parking-Extra, Patio, R.V. Storage, Vinyl Windows, Workshop
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Private Setting, Schools
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 24th, 2025

Days on Market 73

Zoning Zone 80

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