

\$1,995,000 - 46515 Range Road 135, Rural Beaver County

MLS® #A2105295

\$1,995,000

7 Bedroom, 3.00 Bathroom, 1,761 sqft
Residential on 291.00 Acres

NONE, Rural Beaver County, Alberta

Magnificence on the prairies! A beautiful contiguous 1/2 section comprised of 290+/- acres of good farmland! A stately custom built cedar log home, very impressive in size at 7beds/3baths overlooks the countryside to the east and south. Built with the intention of a big family in mind the home needed great common areas to accommodate everybody and grand vaulted ceilings throughout the entire main floor certainly add to them! Designed for a massive wrap-around deck extending along the east, south and west side with some parts under the overhanging roof to give the option of shade or sun, and a plethora of exterior doors to capitalize on interior/exterior living. Passive heating thanks to the bank of windows allowing the southern sun to penetrate, in addition to the radiant in-floor heat in the basement and baseboard heaters on the main have this home relatively easy to heat considering its size. Lastly, thanks to the walkout basement, downstairs kitchen services and separate washroom, a lower level suite would be ideal so someone could have their own space, perhaps another family altogether? Over 180 acres of cultivated soil and 100 acres of native pasture with water for the stock thanks to the creek and two water wells. The heritage barn has been renovated with metal siding and a metal roof to last a century and the yard is beautifully established with a mature coniferous shelterbelt. All just a



half mile from pavement!

Built in 1985

Essential Information

MLS® #	A2105295
Price	\$1,995,000
Sold Price	\$1,850,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,761
Acres	291.00
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	46515 Range Road 135
Subdivision	NONE
City	Rural Beaver County
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

Amenities

Parking	Double Garage Detached, Parking Pad
Waterfront	Creek

Interior

Interior Features	Beamed Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Boiler, In Floor, Natural Gas, Radiant
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Other, Private Entrance, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Farm, Few Trees, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Meadow, Native Plants, Yard Drainage, Pasture, Private
Roof	Metal
Construction	Log
Foundation	Wood

Additional Information

Date Listed	March 4th, 2024
Date Sold	March 25th, 2024
Days on Market	21
Zoning	Ag.
HOA Fees	0.00

Listing Details

Listing Office	Ramstad Realty Ltd.
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