

\$409,900 - 47012 151 Range Road, Rural Beaver County

MLS® #A2109599

\$409,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 12.65 Acres

NONE, Rural Beaver County, Alberta

Welcome to a horse lover's dream property! Nestled on a secluded 12.65 acres, this picturesque estate boasts an enclosed pasture ideal for growing your own hay and accommodating your beloved horses. The property features a few pastures including a picturesque front pasture as well as 4 good size paddocks all with windbreak and run-in shelters and underground power hookups for troughs, along with an enclosed round pen—all securely fenced in for peace of mind. The property has many mature spruce and popular trees that create a fantastic retreat look, but also create a functional border to the south. For the dog lovers' peace of mind or for the parents wanting a safe space for the kids, there is a nearly one-acre dog enclosure at the back of the house that is entirely fenced with small-size page-wire.

Adding to the allure of this enchanting retreat is a spacious 45x30 multi-use shop, perfect for storing an RV or tractor. Complete with two barn stalls which can be dismantled, and a mezzanine, floor drain and 14' walls with a 12'x20' overhead door. The shop is boarded, insulated, heated, and offers an alternative 220 power source hook up for a generator that was installed in the summer of 2023 and works for both shop, the yard and house. This shop is a versatile and practical space for any enthusiast and there is extra space for tools and equipment that can be stored in the good sized yard shed.



The well-maintained 16x76 mobile home offers a welcoming open concept kitchen and living area. The kitchen is equipped with stainless steel appliances, a convenient kitchen island, ample cabinet space, and a vaulted ceiling. The primary bedroom features a walk-in closet and a 4-piece ensuite bathroom with a jetted tub. Two additional bedrooms, another 4-piece bathroom, and a laundry room complete this space.

Relish in the tranquility of country living while relaxing on the expansive 10x38 deck, providing the perfect spot to unwind and soak in the serene surroundings. This property truly embodies the essence of rural living with modern comforts, making it a haven for horse enthusiasts and nature lovers alike. New services include a new well in 2014 that produces 20 plus gallons per minute and a new conforming septic system that has an alarm system and pump out to mound .The property comes with a few necessary tools and equipment to keep the yard pristine. The property is located east of Camrose and is just a 1/4 km off Highway 26!

Built in 2004

Essential Information

MLS® #	A2109599
Price	\$409,900
Sold Price	\$409,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	12.65
Year Built	2004
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Sold

Community Information

Address	47012 151 Range Road
Subdivision	NONE
City	Rural Beaver County
County	Beaver County
Province	Alberta
Postal Code	T0B1A0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available
Parking	Off Street, Quad or More Detached

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Other, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Trees, Other, Pasture, Private, Secluded, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	February 22nd, 2024
Date Sold	April 5th, 2024
Days on Market	43
Zoning	Country Residential

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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