

\$489,000 - 20118 Township Rd 502, Rural Beaver County

MLS® #A2136614

\$489,000

3 Bedroom, 2.00 Bathroom, 1,534 sqft
Residential on 9.69 Acres

NONE, Rural Beaver County, Alberta

Your private paradise is here. 9.69 acres ideally located in Beaver County. With plenty of mowed trails for evening family walks around your beautiful acreage as well as cleared, mowed spaces for all your friends to bring their RV's to make some incredible memories this summer! With the 23x24 heated attached garage, 24x40 heated shop(with 2pc bathroom) and a seacan with a breezeway there is secure storage galore for all your vehicles, RV's or acreage toys! One of the sweetest surprises is the custom 4 seasons painting on the side of the seacan, it just adds so much personality to the landscape!! Step inside the home into a spacious entry which could also double as a sitting/hobby room/office area. Up the hall the kitchen has plenty of cabinets, a handy island, high end appliances, and a sunny dining area with patio doors that lead to the back deck. Between the kitchen and garage is a space which will quickly become a favorite after your big grocery trips. The 7'9" x 11'2" pantry has room for everything! The living room has all the light and a beautiful view to the front of the property. To finish the main floor you'll find 2 bedrooms plus a 4pc bathroom and a spacious primary bedroom with walk-in closet and ensuite. So much to appreciate about this property, you can tell it's been very well cared for! Saskatoon berries are prevalent here for all your canning, pie and jam needs! And



plenty of space to plant a garden! Welcome home to an ideal starter home with everything on one level!

Built in 2015

Essential Information

MLS® #	A2136614
Price	\$489,000
Sold Price	\$511,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,534
Acres	9.69
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	20118 Township Rd 502
Subdivision	NONE
City	Rural Beaver County
County	Beaver County
Province	Alberta
Postal Code	T0B 4J2

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Crawl Space, None

Exterior

Exterior Features Private Yard
Lot Description Fruit Trees/Shrub(s), Lawn, Many Trees, Private
Roof Asphalt Shingle
Construction Wood Frame
Foundation Piling(s)

Additional Information

Date Listed May 30th, 2024
Date Sold June 12th, 2024
Days on Market 14
Zoning rural residential
HOA Fees 0.00

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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