

\$369,900 - 15506, Twp 470, Rural Beaver County

MLS® #A2142868

\$369,900

3 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 33.00 Acres

NONE, Rural Beaver County, Alberta

Welcome to your dream countryside retreat, perfect for the animal lover! Nestled on a generous 33-acre parcel, this unique property offers everything you need to embrace a rural lifestyle with your beloved animals. There is a 26'x40' barn with stalls & loft perfect for housing your livestock or converting into a creative space. There is a woodshop ideal for DIY projects or honing your carpentry skills. The dugout is a great feature for sustainable water management and potential uses in irrigation. Enjoy the delicious fruits from the saskatoon patch and the beautiful landscape they provide. There are 5 paddocks ready for your horses, cattle, or other animals, offering ample space for grazing and exercise. The home features 3 bedrooms, 2 bathrooms, plenty of space for your family or guests, main floor laundry and a welcoming and spacious entryway to greet you and your guests. The partially finished basement is ready for you to customize to suit your needs, whether it's additional living space, a hobby room, or extra storage. This charming home does require some TLC, giving you the perfect opportunity to make it your own and add personal touches throughout. Imagine the possibilities as you breathe new life into this countryside gem. Located just off Highway 26, you'll enjoy the perfect balance of seclusion and accessibility to hospitals and school. Whether you're looking to start a hobby farm, a place for your animals to roam, or simply a serene retreat, this property offers endless



potential.

Built in 1954

Essential Information

MLS® #	A2142868
Price	\$369,900
Sold Price	\$360,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	33.00
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	15506, Twp 470
Subdivision	NONE
City	Rural Beaver County
County	Beaver County
Province	Alberta
Postal Code	T0B 1A0

Amenities

Parking	RV Access/Parking
---------	-------------------

Interior

Interior Features	Storage
Appliances	Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Rain Barrel/Cistern(s), Storage
Lot Description	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, No Neighbours Behind, Landscaped, Many Trees, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 23rd, 2024
Days on Market	32
Zoning	Ag District
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.