

\$519,600 - 227 50418 Range Road 202, Rural Beaver County

MLS® #E4465876

\$519,600

3 Bedroom, 1.50 Bathroom, 1,548 sqft

Rural on 3.07 Acres

Beaver Creek Estate, Rural Beaver County, AB

Nestled on 3.07 private acres with a DRILLED WELL and septic tank & field, this peaceful country retreat backs onto a serene creek and protected environmental reserve. A potential second building site offers walk-out basement possibilities with stunning natural views. Modern, fresh & bright, this extensively upgraded 1,548 sq ft home features new vinyl plank flooring & baseboards, vinyl windows, fresh paint, and updated lighting. The open-concept great room seamlessly connects living and dining with the chef's kitchen, complete with quartz countertops, abundant cabinetry, a large island, and stainless steel appliances. The primary bedroom includes a 2-pc ensuite and private deck access, complemented by two additional bedrooms and full 4-pc bath. A convenient crawl space provides extra storage and wood burning stove adds cozy warmth. Completing this exceptional property is a BRAND-NEW 30' x 40' shop with 16' ceilings, two 14' industrial doors, and concrete slab reinforced with pilings...a mechanic's dream!

Built in 2009

Essential Information



MLS® #	E4465876
Price	\$519,600
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,548
Acres	3.07
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	227 50418 Range Road 202
Area	Rural Beaver County
Subdivision	Beaver Creek Estate
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

Amenities

Features	Deck, No Animal Home, No Smoking Home, Vinyl Windows
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Creek, Environmental Reserve, No Back Lane, Private Setting
Construction	Modular

Foundation Wood

Additional Information

Date Listed November 14th, 2025

Days on Market 5

Zoning Zone 80

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