

# **\$799,900 - 42 51219 Range Road 195, Rural Beaver County**

MLS® #E4449312

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,539 sqft

Rural on 3.01 Acres

Forest Glen, Rural Beaver County, AB

Country Dreams w/SHOP and city water! Travel paved roads to this private property that is surrounded by mature trees. Inside, youâ€™ll find vaulted ceilings, engineered hardwood floors & a gas FP in living room that adds warmth to the space. The kitchen is well-equipped w/ SS appliances, centre island with 6 seats, plenty of cabinetry & walks out to the deck with gas bbq hook-up. The primary bedrm features a 5pc ensuite & W/I Closet. A bedrm & a 4pce bath complete the main floor. Downstairs has in-floor heating a large rec room, theatre room, two additional bedrms & a 4PC bath. The oversized 26x30 double attached garage also has radiant heating. Outside has an awesome mechanics dream 40x40 shop w/ 20x40 covered parking with a massive driveway to maneuver RV's in as well as underground drainage. Shop features radiant heat, 220 and engineered floor for a future mezzanine and plywood walls for cabinetry etc. Enjoy peaceful country living from the deck or firepit or hot tub the options are endless...

Built in 2008

## **Essential Information**

MLS® #

E4449312



Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,539
Acres	3.01
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	42 51219 Range Road 195
Area	Rural Beaver County
Subdivision	Forest Glen
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J1

### Amenities

Features	Deck, Detectors Smoke, Fire Pit, Hot Tub, Hot Water Instant, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Low Maintenance Landscape, Stream/Pond
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 24th, 2025

Days on Market 8

Zoning Zone 80

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