

## \$649,000 - #19 51504 Rr200, Rural Beaver County

MLS® #E4450333

**\$649,000**

6 Bedroom, 3.00 Bathroom, 1,914 sqft

Rural on 2.72 Acres

Beaver Hill Estate, Rural Beaver County, AB

Framed with Mature Trees you will find this Walk out Basement on 2.7 acres. Count them 6 bedrooms plus a den and office. 2 kitchens, 2 living rooms, 2 dining areas, 2 fireplaces, plus 3 bathrooms. This 1999 home has over 1900sq.ft. on the main level. Some of the upgrades are new furnaces in 2022, new high efficiency hot water tank ,new shingles in 2025 on all the sheds, garage and shop, (house was done in 2017), The basement has been fully renovated(2022) and ready for added family members if so needed. The main floor over looks the beautiful meadow to the west or relax on east facing tiered deck. This property is fully fenced and boasts several walking trails, fire pit area, one insulated heated attached double car garage plus a detached shop/garage double car heated insulated. BRING ALL THE FAMILY, TOYS, AND PETS... WE HAVE THE SPACE. !!!

Built in 1999

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450333  |
| Price          | \$649,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,914     |



|            |                        |
|------------|------------------------|
| Acres      | 2.72                   |
| Year Built | 1999                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Hillside Bungalow      |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | #19 51504 Rr200     |
| Area        | Rural Beaver County |
| Subdivision | Beaver Hill Estate  |
| City        | Rural Beaver County |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0B 4J1             |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Fenced             |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 80         |

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Listing information last updated on August 2nd, 2025 at 11:17am MDT