

# **\$750,000 - 20221 Township Road 510, Rural Beaver County**

MLS® #E4431837

**\$750,000**

3 Bedroom, 2.00 Bathroom, 1,557 sqft

Rural on 40.03 Acres

None, Rural Beaver County, AB

Private, treed and rolling 40.43 acre parcel with a well maintained and updated 1556 SqFt 1 1/2 story home with a walkout basement. This amazing home features a well renovated kitchen with an island, sleek black appliances, bright dinette with direct access to the sunroom and a HUGE south facing deck. Large living room with vaulted cedar ceilings. Corner wood burning stove accented with brick and laminate flooring plus a double door to the deck and sunroom. Upper level has 2 good sized bedrooms and a 4 piece bath. Well developed basement with 1 bedroom and a den, large family room with a 2 pce. bath and loads of storage. Upgrades include central A/C, deck with Duradeck, shingles, windows, paint and so much more. AMAZING 34'X40" SHOP with 2 -12'X40' Overhangs for carports. Includes a concrete floor, drive through doors and MUCH MORE. A dream 40.43 acres with rolling land, trails, creek, ponds and was fenced and cross fenced. All this COUNTRY LIVING just 20 Minutes East of Sherwood Park!



Built in 1979

## **Essential Information**

MLS® #

E4431837

|                |                        |
|----------------|------------------------|
| Price          | \$750,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,557                  |
| Acres          | 40.03                  |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 20221 Township Road 510 |
| Area        | Rural Beaver County     |
| Subdivision | None                    |
| City        | Rural Beaver County     |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0B 4J2                 |

### Amenities

|          |                                                                                                                        |
|----------|------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Detectors Smoke, Fire Pit, Hot Tub, No Smoking Home, R.V. Storage, Vaulted Ceiling, See Remarks |
|----------|------------------------------------------------------------------------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                      |
| Exterior Features | Cross Fenced, Fruit Trees/Shrubs, Private Setting, Rolling Land, Treed Lot, Vegetable Garden, See Remarks |
| Construction      | Wood                                                                                                      |
| Foundation        | Preserved Wood                                                                                            |

### Additional Information

Date Listed April 16th, 2025

Days on Market 14

Zoning Zone 80

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Listing information last updated on April 30th, 2025 at 11:47am MDT