

# **\$685,000 - 115 51308 Range Rd 195, Rural Beaver County**

MLS® #E4440044

**\$685,000**

4 Bedroom, 3.50 Bathroom, 1,532 sqft

Rural on 3.30 Acres

Whispering Hills\_CBEA, Rural Beaver County, AB

SPACIOUS FAMILY BUNGALOW ON 3.3 ACRES WITH POND ACCESS! Discover the perfect blend of space, privacy, and natural beauty in this well-maintained upgraded family bungalow. Featuring 4 bedrooms and 4 bathrooms, cozy fireplace, an expansive deck for outdoor living, and two handy large storage sheds. Recent upgrades include newer shingles, eavesdrops, furnace, and hot water tankâ€”providing peace of mind for years to come. Set on 3.3 acres, the property includes 2 acres of fully fenced and landscaped yard, direct access to a tranquil pondâ€”ideal for kayaking in summer or skating in winterâ€”2 secure dog runs, and the convenience of CITY WATER. An oversized, heated double attached garage, along with a paved road, complete this exceptional package. This is a rare opportunity to raise your family in a peaceful, picturesque setting. Ideally located close to Sherwood Park & 10 minutes to Tofield.

Built in 1978

## **Essential Information**

MLS® # E4440044

Price \$685,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,532
Acres	3.30
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	115 51308 Range Rd 195
Area	Rural Beaver County
Subdivision	Whispering Hills_CBEA
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J1

### Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Hot Water Natural Gas, See Remarks, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Hillside, Landscaped, Private Setting, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 3rd, 2025  
Days on Market        15  
Zoning                    Zone 80

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