

## \$245,000 - 36 51308 Rge.195, Rural Beaver County

MLS® #E4440709

**\$245,000**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Rural on 4.62 Acres

Whispering Hills\_CBEA, Rural Beaver County,  
AB

Great opportunity if you're handyperson. This bungalow with walkout basement 2 bedrooms main floor and 2 in the basement is ready for someone to make it a home again. Very private acreage hide away in the nicely treed lot. With a double detached garage.

Built in 1950

### Essential Information

MLS® #	E4440709
Price	\$245,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	4.62
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	36 51308 Rge.195
Area	Rural Beaver County
Subdivision	Whispering Hills_CBEA



City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

### Amenities

Features	Deck, Vinyl Windows, Walkout Basement
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Hillside, Landscaped, Not Fenced, Rolling Land, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	13
Zoning	Zone 80
RE / Bank Owned	Yes

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Listing information last updated on June 18th, 2025 at 9:02am MDT