

\$1,090,000 - 50516 Rge Rd 173, Rural Beaver County

MLS® #E4442671

\$1,090,000

3 Bedroom, 2.00 Bathroom, 1,294 sqft

Rural on 157.96 Acres

None, Rural Beaver County, AB

You can have it all! Massive shop! 157.96 acre parcel for sale in Beaver County, paved roads all the way to the city! Yard features a 3 bedroom completely renovated, rewired, reinsulated and relevelled mobile home with a 2014 metal roof and furnace, enclosed 40' porch, back deck, addition with bedroom and 3-piece ensuite, and storage area with cistern. Huge 54'x46' shop with extended 54' bay, heated and insulated with in-floor heat and separate zonings, new boiler in 2023, powered overhead doors, cistern, laundry, on-demand hot water, 3-piece bathroom and office space. New additional outbuilding measures 40'x36' and is comprised of two sea cans - one of which is wired - and a bay between, and has metal roofing and siding. Approximately 70 acres of productive cultivated land with the balance pasture, trees and creek bed. Power service buried throughout - no overhead lines. 200 amp service with subpanels in each building. Older homestead site south of creek. Welcome home!

Built in 1970

Essential Information

| | |
|----------|-------------|
| MLS® # | E4442671 |
| Price | \$1,090,000 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,294 |
| Acres | 157.96 |
| Year Built | 1970 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 50516 Rge Rd 173 |
| Area | Rural Beaver County |
| Subdivision | None |
| City | Rural Beaver County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 4A0 |

Amenities

| | |
|----------|--------------------------------|
| Features | Deck, Front Porch, See Remarks |
|----------|--------------------------------|

Interior

| | |
|-------------------|---------------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Electric, Propane |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior Features | Creek, Private Setting, See Remarks, Partially Fenced |
| Foundation | Block |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 80 |

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Listing information last updated on June 18th, 2025 at 12:17am MDT