

## \$699,900 - 50116 Range Road 202, Rural Beaver County

MLS® #E4434396

**\$699,900**

3 Bedroom, 2.00 Bathroom, 936 sqft

Rural on 79.94 Acres

None, Rural Beaver County, AB

Welcome to 50116 Range Road 202! 3 bedroom, 2 bathroom bilevel with single detached garage, 50' x 40' shop, and various storage sheds on 79.94 acres in Beaver County! Awesome private setting: cul-de-sac location with a heavily treed lot & 30 acres of tiled land!! An abundance of waterfowl and wildlife throughout! Excellent property for a hobby farm or horse setup! Shop has concrete floor, huge mezzanine, 1 overhead door, and rough-in for 2 more overhead doors. Lots of outbuildings-perfect for storing your acreage toys. Main floor of the bilevel features: kitchen, living room, 2 bedrooms, and 3pc bathroom. Basement is mainly finished with family room, bedroom, and 3pc bathroom. Centrally located to Camrose, Edmonton, and Sherwood Park. Come and experience the peace and tranquility of country living.

Built in 1962

### Essential Information

MLS® #	E4434396
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	79.94



Year Built	1962
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	50116 Range Road 202
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J2

### Amenities

Features	Deck, Dog Run-Fenced In, See Remarks
----------	--------------------------------------

### Interior

Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Treed Lot
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	25
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 27th, 2025 at 11:32pm MDT