

Courtesy Of Erin Holowach Of ComFree

\$739,000 - 353 50419 Range Road 203, Rural Beaver County

MLS® #E4406340

\$739,000

3 Bedroom, 2.00 Bathroom, 1,647 sqft
Rural on 3.14 Acres

Beaver Creek Estate, Rural Beaver County,
AB

INCREDIBLE BRAND NEW BUNGALOW. WELCOME TO LOT 353, 50419 RANGE ROAD 203 , BEAVER COUTY, AT BEAVER CREEK ESTATES. THIS BRAND NEW 2024 HOUSE HAS 1646 SQFT OF MAIN FLOOR AND AN UNFINISHED BASEMENT FOR YOUR OWN DESIGN AND CREATION. 3 BEDROOMS AND 2 BATH AT MAIN FLOOR. THE OPEN KITCHEN HAS SOFT CLOSE CABINETRY , QUARTS CANTERTOPS, SOFT VINYL FLOOR, A 8*4 ISLAND WITH SINGEL LEVEL EATING BAR, ILE BACKSPLASHAND A CORNER PANTRY. DINNING NOOK IS OPEN CONCEPT WITH EXERIOR DECK ACCESS. LIVING ROOM HAS AN ELECTRIC BUILT IN FIREPLACE. THE MASTER BEDROOM HAS AN OVER SIZED WALK IN CLOSET . ENSUITE HAS A DOUBLE SINK , TUB AND 3*5 SHOWER . ON THE MAIN FLOOR ARE 2 ADDITIONAL BEDROOMS AND FULL BATH. GAS HEATED TRIPPLE CAR GARAGE WITH 950 SQFT , MUD ROOM WITH OWN CLOSET . DECK IS 25*12 , SEPTIC TANK + TREATED MOUNT SYSTEM WITH 30 YEARS WARRANTY , HOUSE IS NEW HOME WARRANTY. Virtual Staging completed.

Built in 2024



Essential Information

MLS® #	E4406340
Price	\$739,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,647
Acres	3.14
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	353 50419 Range Road 203
Area	Rural Beaver County
Subdivision	Beaver Creek Estate
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J2

Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", R.V. Storage, Vinyl Windows, Walkout Basement
----------	------------------------------------------------------------------------------------------------------------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Heat Pump, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Landscaped, Treed Lot
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed September 13th, 2024

Days on Market 203

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 April 3rd, 2025 at 11:02pm MDT