

\$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
----------	---------------------------------------

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	12
Zoning	Zone 80
RE / Bank Owned	Yes

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 June 17th, 2025 at 3:17am MDT