

# \$258,000 - Twp 51021 Rr 161, Rural Beaver County

MLS® #E4450380

**\$258,000**

3 Bedroom, 1.00 Bathroom, 976 sqft  
Rural on 10.20 Acres

None, Rural Beaver County, AB

Welcome to a peaceful retreat set on a 10.2-acre property along a very quiet country road, just one mile from the highway and perfect for those seeking near off-grid living. Recent upgrades enhance your comfort and peace of mind, including a new hot water tank, furnace, propane tank, new septic system, and indoor plumbing updated to PEX pipe. The home offers three bedrooms with a spacious living room and kitchen, creating a welcoming environment for family or entertaining. Outdoors, enjoy established fruit trees, a mix of mature trees for shade and privacy, and an abundance of space for gardening or hobby farming. This secluded acreage combines rural tranquility with modern conveniences, making it ideal for those seeking privacy, nature, and self-sufficiency in a serene, natural setting

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450380  |
| Price          | \$258,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 976       |
| Acres          | 10.20     |
| Year Built     | 1958      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | Twp 51021 Rr 161    |
| Area        | Rural Beaver County |
| Subdivision | None                |
| City        | Rural Beaver County |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0B 2C0             |

### Amenities

|          |                                         |
|----------|-----------------------------------------|
| Features | Deck, Hot Water Electric, Parking-Extra |
|----------|-----------------------------------------|

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | Full, Unfinished      |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood                                                  |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Level Land |
| Construction      | Wood                                                  |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 80         |

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Listing information last updated on August 2nd, 2025 at 2:47pm MDT