

# \$5,200,000 - 51074 Range Road 240, Beaumont

MLS® #E4349396

**\$5,200,000**

4 Bedroom, 2.00 Bathroom, 1,933 sqft

Single Family on 79.97 Acres

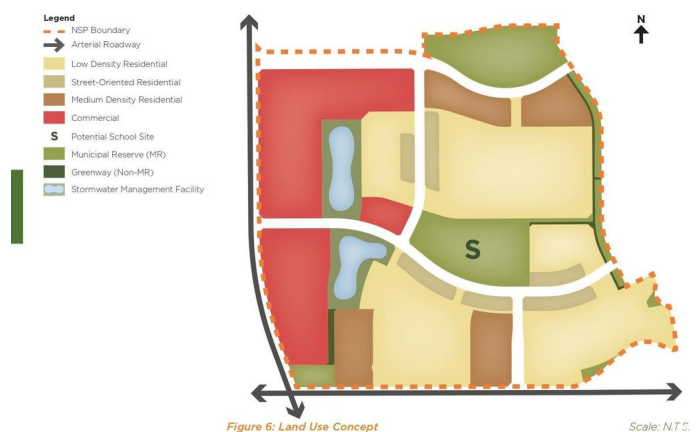
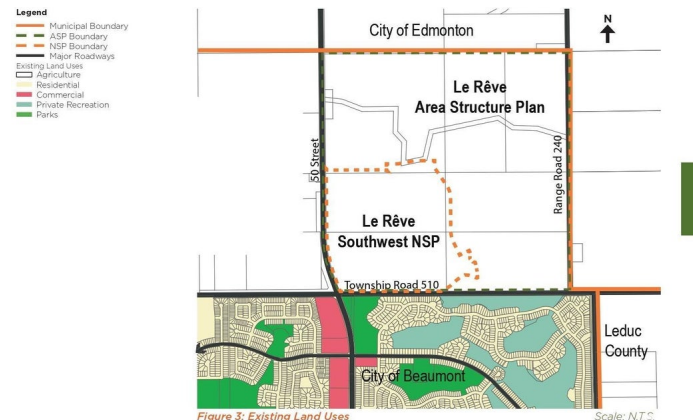
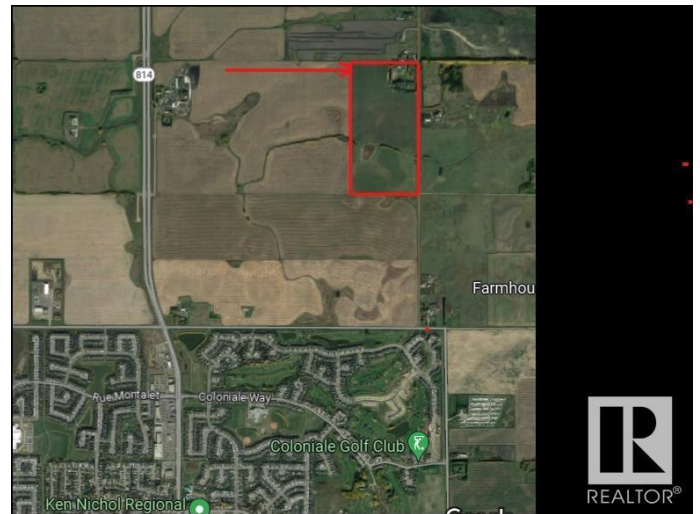
2017 Beaumont Annex Community,  
Beaumont, AB

This 80 acre parcel is located on 34 street, North of Beaumont and is now part of the City of Beaumont after the annexation that took place in 2019. It has a 1968 storey home on it with a yard site of approximately 10 acres and the balance in crop. This property is part of the AREA STRUCTURE PLAN that was created and approved in 2021 for the new Le Reve subdivision that is currently under construction on 50 street, north of Beaumont. Beaumont has the Le Reve Area Structure Plan on their City website in the Development Department. Seller will consider financing the property with a substantial down payment and the balance payable over 4 years at ATB Prime and would like to retain the use of the yard site for the next 4 years.

Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4349396    |
| Price          | \$5,200,000 |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,933       |
| Acres          | 79.97       |



|            |                                    |
|------------|------------------------------------|
| Year Built | 1968                               |
| Type       | Single Family                      |
| Sub-Type   | Residential Detached Single Family |
| Style      | 2 Storey                           |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 51074 Range Road 240          |
| Area        | Beaumont                      |
| Subdivision | 2017 Beaumont Annex Community |
| City        | Beaumont                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T4X 0M7                       |

### **Amenities**

|               |                        |
|---------------|------------------------|
| Amenities     | Fire Pit               |
| Features      | Fire Pit               |
| Parking       | Double Garage Attached |
| # of Garages  | 2                      |
| Is Waterfront | Yes                    |

### **Interior**

|                   |  |
|-------------------|--|
| Interior          | Carpet, Linoleum                         |
| Interior Features | See Remarks                              |
| Heating           | Forced Air-1                             |
| Fireplace         | Yes                                      |
| Fireplaces        | Wood, Brick Facing, Masonry, See Remarks |
| # of Stories      | 2  |
| Has Basement      | Yes                                      |
| Basement          | Full, Fully Finished                     |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Brick, Vinyl  |
| Exterior Features | Flat Site, Creek, Fenced, Golf Nearby, Hillside, Private Setting, Rolling Land, Schools, Shopping Nearby, See Remarks |
| Construction      | Wood Frame  |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Ecole Beau Meadow |
|------------|-------------------|

|        |                       |
|--------|-----------------------|
| Middle | Ecole J.E. LaPointe   |
| High   | Beaumont Composite HS |

**Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | July 8th, 2023 |
|-------------|----------------|

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Listing information last updated on May 14th, 2024 at 6:46pm MDT