

\$398,000 - 61 51308 Range Rd 195, Rural Beaver County

MLS® #E4438140

\$398,000

5 Bedroom, 3.00 Bathroom, 1,510 sqft

Rural on 3.09 Acres

Whispering Hills_CBEA, Rural Beaver County,
AB

Raised bi-level with 5 bedrooms, 2 ½ bathrooms and more than 2700 sq. ft of finished space. The home was built in 1997 and sits on a beautiful rolling 3.09 acres with 24 acres of municipal reserve directly behind it. This home even has the benefit of municipal water. The shingles were replaced approximately 7 years ago. It is cross fenced for horses. There is also a newer greenhouse and several other out buildings. There is a rock garden in front of the property that needs some TLC but has the potential to be a really nice feature. This is a DISTRESSED PROPERTY THAT IS BEING SOLD AS IS WHERE IS AND IS PRICED ACCORDINGLY. Looking to build some sweat equity or searching for a reno and flip?

Built in 1997

Essential Information

MLS® #	E4438140
Price	\$398,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,510
Acres	3.09
Year Built	1997



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

Community Information

Address	61 51308 Range Rd 195
Area	Rural Beaver County
Subdivision	Whispering Hills_CBEA
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

Amenities

Features	Greenhouse
----------	------------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, No Through Road, Park/Reserve, Private Setting, Stream/Pond, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
Days on Market	24
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 June 16th, 2025 at 5:47pm MDT