

# **\$580,000 - 327 50419 Range Road 203, Rural Beaver County**

MLS® #E4445392

**\$580,000**

4 Bedroom, 2.50 Bathroom, 1,049 sqft

Rural on 5.24 Acres

Beaver Creek Estate, Rural Beaver County, AB

Immaculately maintained acreage just 20 minutes from Edmonton and Sherwood Park. This bright and welcoming home features a spacious open-concept great room filled with natural light. The main floor offers a large primary bedroom with 4-piece ensuite, plus a second bedroom or den. Enjoy the outdoors with a sunny south-facing veranda and a huge back deck, ideal for entertaining. The fully finished basement includes a generous family room with a wet bar. A massive garage with a double door and workshop space provides room for all your toys and tools. Set on 5.24 private acres, the property offers RV parking, a large grassy area, and walking trails through mature trees. This is a peaceful, secluded setting that's still close to city amenities. Pride of ownership is evident—this home shows 10/10 and offers incredible value for country living without compromise.

Built in 2007

## **Essential Information**

MLS® #	E4445392
Price	\$580,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,049
Acres	5.24
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	327 50419 Range Road 203
Area	Rural Beaver County
Subdivision	Beaver Creek Estate
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J0

### **Amenities**

Features	Detectors Smoke, No Animal Home, No Smoking Home, R.V. Storage
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	1

## Zoning

## Zone 80

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Listing information last updated on July 3rd, 2025 at 9:03am MDT