



## 17330 TWP RD 504 Rural Beaver County AB

\$459,900

Escape to your own 13.71 acre paradise just outside Ryley! This beautifully updated 5-bedroom bungalow is everything you've dreamed of in a country retreat. The expansive kitchen features white cabinetry, stainless steel appliances, an enormous built-in pantry, and huge windows that flood the space with natural light. Vinyl plank flooring flows through the main floor, where you'll find an open-concept living space, a primary bedroom with a 3-piece ensuite, two more spacious bedrooms, an updated 4-piece bath, and main-floor laundry for convenience. Head downstairs to a finished basement with a massive rec room, a cozy family room with gas fireplace, two extra bedrooms, and a renovated half bath. Outside, a 27x27 heated garage and large deck overlook your private yard; ideal for sunsets and stargazing. Recent upgrades include a HE furnace, HWT, roof, windows, and basement laundry setup. Move-in ready and easy access from Edmonton (50min), Camrose (45min), and Tofield (15min). Rural living at its best!

Listing Presented By:



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