



## #24 50206 Range Road 210 Rural Beaver County AB

\$440,000

AFFORDABLE acreage living on 3.68 PRIVATE acres. This WALK OUT BUNGALOW boasts 2950 sq ft of TOTAL living space plus a 28X30 Insulated SHOP with a concrete floor. Great spot to raise some kids, plant a garden, get some animals and enjoy the fresh country air! The main floor boasts hardwood flooring, 3 bedrooms, a large living room with a HUGE window for NATURAL light & neutral paint. The kitchen is also a good size with a large window overlooking the back yard, good counter space & ample cupboards. The dining area is plenty big for large family gatherings and extra guests. The walkout basement is amazing with lots of light! Two bedrooms are complete & the family room & flex area need completed. Access to the backyard is just off the family room. The utility room is a great size with laundry & a work area with lots of room for another bathroom. Outside the perimeter of the home is surrounded by MASSIVE trees for your privacy. New well, water tank & sewer pump(2024) cell tower(2022) WELCOME HOME!!

Listing Presented By:



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