



## 37 51129 RR 201 Rural Beaver County AB

\$99,900

Welcome Home! 2.27 Acres on the hill fully treed with clearing. Enjoy Birch Grove Estates in Beaver County. Just north of Hwy 14 and west of Hwy 630 near Linbrook, easy access to Sherwood Park and Tofield. City water available near property. Utilities available near property. Terrific 40x24 foot barn with large doors and second story loft work space. Quality built ready for future and can be further restored. Potential for creating living space or barndominium and other awesome ideas. Long winding drive way with dense evergreen trees to the top of the hill on one of the highest points in the area with views for miles. Terrific recreational and enjoyment use available as well. Spots to clear and build garage or house. Exciting spot and opportunity to call yours.

Listing Presented By:



Originally Listed by:  
Realty Executives Focus

[expert@jarettjohnson.com](mailto:expert@jarettjohnson.com)  
<http://www.jarettjohnson.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)