



## 353 50419 Range Road 203 Rural Beaver County AB

\$739,000

INCREDIBLE BRAND NEW BUNGALOW. WELCOME TO LOT 353, 50419 RANGE ROAD 203, BEAVER COUTY, AT BEAVER CREEK ESTATES. THIS BRAND NEW 2024 HOUSE HAS 1646 SQFT OF MAIN FLOOR AND AN UNFINISHED BASEMENT FOR YOUR OWN DESIGN AND CREATION. 3 BEDROOMS AND 2 BATH AT MAIN FLOOR. THE OPEN KITCHEN HAS SOFT CLOSE CABINETRY, QUARTS CANTERTOPS, SOFT VINYL FLOOR, A 8\*4 ISLAND WITH SINGEL LEVEL EATING BAR, ILE BACKSPLASHAND A CORNER PANTRY. DINNING NOOK IS OPEN CONCEPT WITH EXERIOR DECK ACCESS. LIVING ROOM HAS AN ELECTRIC BUILT IN FIREPLACE. THE MASTER BEDROOOM HAS AN OVER SIZED WALK IN CLOSET . ENSUITE HAS A DOUBLE SINK , TUB AND 3\*5 SHOWER . ON THE MAIN FLOOR ARE 2 ADDITIONAL BEDROOMS AND FULL BATH. GAS HEATED TRIPPLE CAR GARAGE WITH 950 SQFT , MUD ROOM WITH OWN CLOSET . DECK IS 25\*12 , SEPTIC TANK + TREATED MOUNT SYSTEM WITH 30 YEARS WARRANTY , HOUSE IS NEW HOME WARRANTY.

Listing Presented By:



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