



Rural Beaver County Alberta

\$274,900

Fantastic hobby farm opportunity! 1400 square foot home on 5 acres currently used for horses, cattle & poultry. Ideal 3 bedroom home is low maintenance with metal roof, vinyl siding & natural gas heating. Spacious country kitchen with ample cabinets & counter space opens to a bright dining area. The huge LR boasts vaulted ceiling, woodstove & lots of natural lighting. A large addition serves as foyer & adds significant living space. Enjoy the private natural setting from the 2 newer decks on either side of the residence. Furnace was recently upgraded & hot water tank is only approx 2 years old. New washer/dryer. Over \$10k of new sand & soil were just added to the groomed 120x65' outdoor riding arena. 2 newer heated auto waterers for horses & cattle. Goat or sheep barn, horse shelter, round bail feeders & chicken coop with solar powered doors & fenced outdoor shelter included. Detached garage has overhead door plus storage & work area. Very affordable way to escape to nature & obtain more self reliance! (id:6769)

Living room 4.67 m X 4.59 m

Dining room 2.99 m X 2.08 m

Kitchen 5.41 m X 2.97 m

Primary Bedroom 3.78 m X 3.4 m

Bedroom 2 2.82 m X 2.36 m

Bedroom 3 3.58 m X 2.36 m

Mud room 4.55 m X 4.55 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:
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