

Courtesy Of Erin Holowach Of ComFree

# \$739,000 - 353 50419 Range Road 203, Rural Beaver County

MLS® #E4406340

**\$739,000**

3 Bedroom, 2.00 Bathroom, 1,647 sqft  
Rural on 3.14 Acres

Beaver Creek Estate, Rural Beaver County,  
AB

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 BEDROOM 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. Virtual Staging completed.

Built in 2024



## Essential Information

MLS® #	E4406340
Price	\$739,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,647
Acres	3.14
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	353 50419 Range Road 203
Area	Rural Beaver County
Subdivision	Beaver Creek Estate
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J2

## Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", R.V. Storage, Vinyl Windows, Walkout Basement
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## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Heat Pump, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood
Exterior Features	Landscaped, Treed Lot
Construction	Wood

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            September 13th, 2024

Days on Market      204

Zoning                 Zone 80

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Listing information last updated on April 5th, 2025 at 4:02pm MDT