

Courtesy Of Sonia Tarabay Of RE/MAX Elite

\$645,000 - 85 51219 Rr 195, Rural Beaver County

MLS® #E4422449

\$645,000

4 Bedroom, 2.50 Bathroom, 1,637 sqft
Rural on 5.66 Acres

Forest Glen, Rural Beaver County, AB

ENJOY PEACEFUL COUNTRY LIVING!

Surrounded by trees and situated on 5.66 Acres! Only 30 minutes from Sherwood Park!
CITY WATER! This beautiful **OPEN CONCEPT BUNGALOW** offers 1636 square feet plus a 75% finished **WALKOUT BASEMENT**. Generous entry way, huge front family room, large living room and dining area. Gorgeous kitchen with an abundance of cabinetry, stainless steel appliances. Vaulted ceilings, new barn door, newer flooring, newer shingles & siding on house, **HIGH EFFICIENCY** furnace. **NEW A/C & newer TRIPLE** pane windows too! 3 bedrooms on main, 4 piece bathroom plus a 2 piece ensuite, walk-in closet & stone feature wall in the Primary Bedroom. The basement has brand new carpets, huge family room, 4th bedroom, 3 piece bathroom, laundry area & an unfinished room (addition from above family room). Massive **SOUTH FACING** backyard! **DOUBLE ATTACHED GARAGE AND AN OVERSIZED DOUBLE DETACHED GARAGE** which can be used as a shop! Beautifully forested area and trails plus no neighbours to the west! Great property!

Built in 1997

Essential Information

MLS® #

E4422449



Price	\$645,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,637
Acres	5.66
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	85 51219 Rr 195
Area	Rural Beaver County
Subdivision	Forest Glen
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J1

Amenities

Features	Air Conditioner
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Landscaped, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed February 21st, 2025

Days on Market 45

Zoning Zone 80

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Listing information last updated on April 7th, 2025 at 12:47am MDT