



**47020 Range Road 162**  
**Rural Beaver County, Alberta**

**MLS # A2297712**



**\$549,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Gravel Driveway, Heated		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Cleared, Front Yard, Fruit Trees/Shrub(s), No Neighbours		

<b>Heating:</b>	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Dugout, Other, See Remarks
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	3-47-16-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** water holding tank

Discover the perfect balance of peaceful country living and modern comfort with this beautifully finished 1,292 sq ft acreage, ideally located just minutes from Daysland and only 30 minutes to Camrose. Set on 4.99 acres, this property offers space, privacy, and endless potential. The main floor welcomes you with a bright, open layout featuring an inviting eat-in kitchen and comfortable living room—perfect for gathering with family or friends. You’ll also find a spacious primary bedroom with a walk-in closet and ensuite, a second bedroom, a large office, and a full 4-piece bathroom. Energy-efficient appliances and a smart thermostat add everyday ease. Downstairs, the newly finished basement is a standout, boasting 9’ ceilings and in-floor heating roughed in for ultimate comfort. A massive family room creates the ideal space to relax or entertain, alongside a second primary bedroom with walk-in closet and ensuite, an additional bedroom, and a laundry/furnace room. Outside, enjoy a beautifully set-up yard with partial fencing, mature trees, open pasture, and a dugout. There’s room to garden, unwind by the fire pit, and enjoy the fruit trees and flower beds that add to the charm. The fully insulated, finished, and heated shop is a major bonus, featuring 12’ ceilings, 10’ doors, and wiring for a ceiling fan—perfect for hobbies, storage, or workspace needs. Located just off Highway 855, this acreage offers the quiet lifestyle you’ve been dreaming of without sacrificing convenience. A property like this doesn’t come along often.