



50124 Range Road 203
Rural Beaver County, Alberta

MLS # A2300447



\$380,000

Division:	Beaver Meadows		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Gated, None, Outside		
Lot Size:	5.76 Acres		
Lot Feat:	Wetlands, Wooded		

Heating: Forced Air, Natural Gas

Water: Well

Floors: Carpet, Linoleum

Sewer: Septic System

Roof: Asphalt

Condo Fee: -

Basement: None

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: CR District

Foundation: Other

Utilities: -

Features: See Remarks

Inclusions: Lawn tractor, dump trailer, and snowblower negotiable

Discover the ultimate waterfront sanctuary in Beaver Meadows, a majestic 5.76-acre property that invites you to build your dream home against a backdrop of pure serenity. Backing onto a peaceful body of water, this land offers a front-row seat to nature's finest displays, from quiet, vibrant sunrises to the breathtaking golden glow of the sunset over the water. The existing mobile home provides a solid starting point for this property, with the significant advantage of an established drilled well (2017) and septic system already in place, this is a chance to secure a versatile acreage with incredible potential, allowing you to embrace a relaxing lifestyle today while seamlessly laying the foundation for your future estate. The current 1992 mobile offers an open floor plan with 3 bedrooms, and with upgrades could be a beautiful home.