



GRASSROOTS
REALTY GROUP

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37, 50106 Range Road 200
Rural Beaver County, Alberta

MLS # A2340518



\$699,000

Division:	Kingsway Estate		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,297 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	5.01 Acres		
Lot Feat:	Back Yard, Low Maintenance Landscape, Native Plants, No Neighbours Behin		

Heating:	Forced Air	Water:	Cistern
Floors:	Laminate	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-50-20-W4
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	ICF Block	Utilities:	Propane
Features:	No Animal Home, No Smoking Home		

Inclusions: Complete Solar system as viewed, pergola in back yard, Electric fireplace

Have you been looking for the optimal opportunity to enjoy quiet country living?!?! This custom built 2023 bungalow is like new and located in the desirable Kingsway Estates subdivision of Beaver County. This beautifully designed home offers 3 bedrooms; including a primary with full ensuite and walk-in closet, another full bathroom, and a blank canvas basement waiting for you to make it what you want. This wonderful home includes ICF foundation, Full double attached 19x24 garage PLUS a Second detached garage that measures 18.5x22.5 - giving you tons of room to store the vehicles and toys. ABOVE ALL ELSE…..This property offers BIG OPPORTUNITY with SMALL Bills. The entire home and property is serviced with a propane tank (minimal annual costs) and a self sufficient Solar system – so NO POWER BILLS!!!