# \$1,275,000 - 16420 Twp Rd 512, Rural Beaver County

MLS® #E4441173

### \$1,275,000

3 Bedroom, 3.00 Bathroom, 1,466 sqft Rural on 80.00 Acres

None, Rural Beaver County, AB

Only half mile off of pavement you'll find this picturesque 80 acre developed parcel with 1466 SQFT home, 40 x 60 shop including 40 x 17 heated workshop, 60 x 100 machine shed, barn, chicken barns and 2 granaries. Home features a walkout basement with infloor heating system, sunken living room, spacious kitchen with corner nook (benches open up for storage). 2 bedrooms on main, with full bath ensuite off the primary suite plus a wall of built-in cabinets. Lower level is mostly developed with additional living space and another bathroom. Moen taps throughout the home. There are over 100 haskup bushes, raspberries, strawberries and many other fruit trees/shrubs. Was a certified organic farm. Welcome home!



#### **Essential Information**

MLS® # E4441173 Price \$1,275,000

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,466

Acres 80.00

Year Built 2001







Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 16420 Twp Rd 512

Area Rural Beaver County

Subdivision None

City Rural Beaver County

County ALBERTA

Province AB

Postal Code T0B 4A0

#### **Amenities**

Features Deck

### Interior

Interior Features ensuite bathroom

Heating Hot Water, In Floor Heat System, Propane

Fireplace Yes Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood

Exterior Features Fruit Trees/Shrubs

Construction Wood Foundation Slab

#### **Additional Information**

Date Listed June 7th, 2025

Days on Market 138

Zoning Zone 80

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Listing information last updated on October 23rd, 2025 at 8:32am MDT