

Courtesy Of Gregory D Litwin Of Exp Realty

# **\$1,499,000 - 17407 Township Road 500, Rural Beaver County**

MLS® #E4448729

**\$1,499,000**

5 Bedroom, 2.00 Bathroom, 2,834 sqft

Rural on 157.05 Acres

None, Rural Beaver County, AB

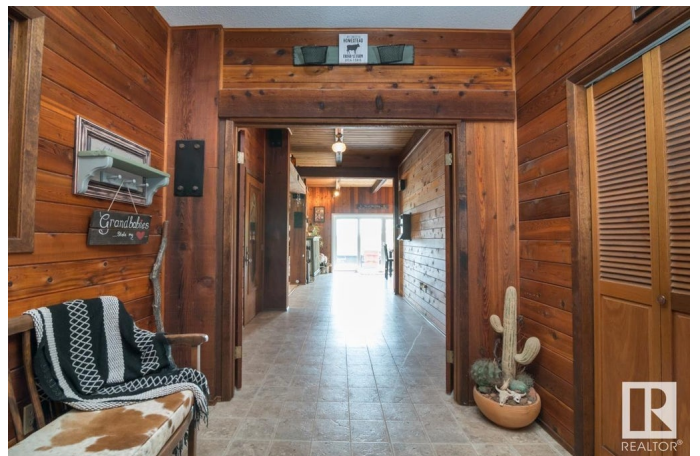
Welcome to 17407 Township Road 500 in rural Beaver County! Stunning 4398 sq/ft, A-frame, post & beam constructed home with double detached garage & 54' x 120' metal enclosed, pole shed on 157.5 acres. Land is fenced & x-fenced with 100 acres currently in crop. Great room with soaring 32' vaulted ceiling, floor to ceiling windows, & stone-faced wood fireplace greets you upon entering this lovely home. Open concept design of dining & living area, den, and hobby area is amazing. Country kitchen features: maple cabinetry surrounded by antique brickwork, chef's pantry, tiered peninsula island, & adjoining dinette with access to outside deck. Bedroom & 4pc bathroom completes the main floor. Huge stairwell or elevator takes you upstairs to the living quarters. 3 bedrooms with balconies, loft bedroom, 4pc bath & laundry completes the upper level. Pole shed consists of 7 stalls, birthing stall, feed & tack room, & indoor riding area. Livestock setup with 4 corrals, paddock, 2 round pens, & 3 dugouts. A must see!!

Built in 1979

## **Essential Information**

MLS® # E4448729

Price \$1,499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,834                  |
| Acres          | 157.05                 |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 17407 Township Road 500 |
| Area        | Rural Beaver County     |
| Subdivision | None                    |
| City        | Rural Beaver County     |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0B 4A0                 |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | Deck, Fire Pit, Vaulted Ceiling |
|----------|---------------------------------|

### Interior

|              |                                        |
|--------------|----------------------------------------|
| Heating      | Forced Air-2, See Remarks, Natural Gas |
| Stories      | 2                                      |
| Has Basement | Yes                                    |
| Basement     | Full, Unfinished                       |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood                                                        |
| Exterior Features | Cross Fenced, Landscaped, Private Setting, Subdividable Lot |
| Construction      | Wood                                                        |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 80         |

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Listing information last updated on August 15th, 2025 at 6:32am MDT