

# **\$389,900 - 49032 Range Road 160, Rural Beaver County**

MLS® #E4453596

**\$389,900**

4 Bedroom, 1.50 Bathroom, 1,313 sqft

Rural on 12.06 Acres

None, Rural Beaver County, AB

Welcome to 49032 Range Road 160 in Beaver County! 1300 sq/ft bungalow with double detached garage on 12.06 acres! Park like setting with mature trees, meadows, hay field with many birdhouses scattered throughout! Sunny living room greets you upon entering this lovely home. Dining room has outside access to large, south-facing deck. Kitchen with breakfast nook, 3 bedrooms, 4pc bathroom, laundry room/2pc bathroom completes the main floor. Basement is partially finished with huge family room with wood fireplace and partially finished 3pc bathroom. Private setting with close access to Highway 14. Come experience the pride of ownership this acreage has to offer !!!

Built in 1977

## **Essential Information**

MLS® #	E4453596
Price	\$389,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,313
Acres	12.06
Year Built	1977



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49032 Range Road 160
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 2C0

### Amenities

Features	Deck, Fire Pit
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 18th, 2025
Days on Market	2
Zoning	Zone 80

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Listing information last updated on August 20th, 2025 at 11:32am MDT