



## Rural Beaver County

51218 RR 200

M: 4 R: 20 T: 51 S: 13 Q: NE

LP:

\$349,900

SP:



ACTIVE

**List ID#:** E4139407

**Type:** Detached Single Family

**Style:** Bungalow

**Year Built:** 1980

**Full Baths:** 1

**Half Baths:** 0

**Tot A.G. SqFt:** 1,034.96

**Nearest Town:** Tofield

**Total Acreage:** 3.660

**Bdrms Above:** 2

**Bdrms Total:** 3

**Basement:** Full

**Basement Dev:** Fully Finished

**Tot A.G. SqM:** 96.15

Live your country dream with this move-in ready home offering over 2,000 square feet of total living space, 2+1 bedrooms, attached double garage and RV storage, all situated on 3.66 acres of open, landscaped land. Get out of the city and enjoy tons of space for the children to play and the pets to roam. Inside, you are greeted by a spacious living room flooded with natural light. The bright kitchen has ample counter space, tons of storage, and a window above the sink overlooking the yard. The 2 main floor bedrooms are sizable with substantial closet space. The four-piece bath has plenty of counter space. The basement features another ample bedroom, lots of storage, a large utility+laundry room ready for a bathroom conversion, and a big room perfect for family movie night. The garage provides plenty of room for the cars and equipment. The breezeway bay would be perfect for a craftsman's shop, and you'll love the outbuilding in the back—perfect for the RV, snowmobiles and camping gear!

**Directions:** Eastbound on highway 14 from Edmonton towards Tofield. Turn north on Range Road 200 (it will be a left turn). Take a right at the gas station. Pass the train tracks. It will be the first house on the left, indicated by a white fence.

**Virtual Tour:** [https://youtu.be/sM8vrCl\\_CQ8](https://youtu.be/sM8vrCl_CQ8)

**Brochure:** <http://www.51218-RR200-BeaverCounty.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt	
<b>Baths:</b>	0	0	0	1	0	0	<b>Main:</b>	96.15	1,034.96	
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Upper:</b>			
<b>Finished Lvl:</b>	2						<b>Abv Grd:</b>			
<b>Fireplace:</b>							<b>Lower:</b>			
<b>Parking:</b>	Double Garage Attached, Over Sized, RV Parking							<b>Blw Grd:</b>	96.15	1,034.96
							<b>Total A.G.:</b>	96.15	1,034.96	
<b>Living Rm:</b>	4.87x3.67		M	<b>Master Bdrm:</b>	3.73x3.22	M				
<b>Dining Rm:</b>	2.52x1.80		M	<b>Bedroom 2:</b>	3.72x2.80	M				
<b>Kitchen:</b>	4.50x4.20		M	<b>Bedroom 3:</b>	3.37x2.97	B				
<b>Family Rm:</b>	6.95x3.90		B	<b>Bedroom 4:</b>						
<b>Den:</b>										
<b>Bonus Rm:</b>										

**Flooring:** Hardwood, Laminate Flooring, Linoleum

**Foundation:** Concrete

**Construction:** Wood Frame

**Heat Type:** Forced Air-1

**Roof:** Asphalt Shingles

**Heat Source:** Natural Gas

**Exterior:** Vinyl

**Site Influen:** Environmental Reserve, Landscaped, Level Land, Private Setting, Partially Fenced

**Features:** Deck, R.V. Storage

**Goods Incl:** Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings

**Goods Excl:**

**Restrictions:** None Known

**Warranty:**

**Water Supply:** Municipal

**Heat Paid For:** Paid For

**Swr/Septic:** Holding Tank, Open Discharge

**Power:** Paid For

**Out Buildings:** Equipment Storage

**Condo Name:**

**Condo Fee**

**Condo Fee:**

**Condo Fee**

**Schedule:**

**Frontage (M):**

**Lot Dimen:**

**Depth (M):**

**Lot Shape:** Rectangular

**Road Access:** Paved, Paved Driveway to House

**Land Use:**

**Conform:**

**Conform Year:**

**Front Expos:**

**Taxes:** \$1,515.80

**Tax Year:** 2017