

\$976,500 - 73 51219 Range Road 195, Rural Beaver County

MLS® #E4445029

\$976,500

5 Bedroom, 3.00 Bathroom, 2,650 sqft

Rural on 4.72 Acres

Forest Glen, Rural Beaver County, AB

For more info, please click on "View Listing on Realtor Website". 25 mins east Sherwood park/ 45 downtown /airport Approximate; Quick access Wye Rd or Hwy14; Lindbrook store, gas station mins away; local outdoor pool; Approx 13 mins Tofield, hospital/ER, Tim Hortons, Subway, IGA. 2650 SqFt Raised Bungalow w/ unfinished walk out basement: 5 bedrooms + 3 baths all on main floor. Master bdrm east wing w his&her closets; his&her sinks, brand new walk in shower ensuite; upper deck + walkout access. 3 huge kids bdrms + bath on west wing; 5th spacious guest/nursery/office. Large open kitchen w wrap around island bar counters /dinning /living rm area; vaulted ceilings. Unfinished basement: another 2650 SqFt that walks out to ground level deck + bar. All new luxury vinyl flooring. Shop: infloor heat, 220V /100Amp, 7000lb hoist. Avery. Outbuildings, ponds, On municipal water/no hauling! Paved rd. Brand new Geo&H20 tank. New roof 8yrs ago.

Built in 2008

Essential Information

MLS® #	E4445029
Price	\$976,500
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	2,650
Acres	4.72
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	73 51219 Range Road 195
Area	Rural Beaver County
Subdivision	Forest Glen
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J1

Amenities

Features	Bar, Barbecue-Built-In, Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Hot Water Electric, Hot Wtr Tank-Energy Star, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Walkout Basement, Vacuum System-Roughed-In
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Heat Pump, Electric, Geo Thermal
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	See Remarks
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cross Fenced, Cul-De-Sac, Environmental Reserve, Golf Nearby, Landscaped, No Through Road, Picnic Area, Private Setting, Public Swimming Pool, Rolling Land, Schools, Stream/Pond, Treed Lot
Construction	See Remarks
Foundation	See Remarks

Additional Information

Date Listed June 29th, 2025
Days on Market 18
Zoning Zone 80



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Listing information last updated on July 17th, 2025 at 2:02pm MDT