

\$399,995 - 50312 Range Road 200, Rural Beaver County

MLS® #E4454124

\$399,995

3 Bedroom, 1.00 Bathroom, 1,222 sqft
Rural on 20.11 Acres

None, Rural Beaver County, AB

Escape to your own sprawling sanctuary! This incredible 3-bedroom, 1-bath manufactured home is nestled on a generous 20-acre parcel, offering the ultimate peaceful country lifestyle. Inside, discover a bright, modern kitchen boasting tons of cabinet space and sliding doors that lead to your spacious wrap-around deck—ideal for morning coffee with panoramic views. Stay cozy with the wood-burning stove and enjoy the practicality of a spacious foyer and a chic bathroom with a double vanity. The outdoor amenities are unmatched: an oversized double garage, a separate shop for projects, lush yard space, and your very own pond. With room to roam and endless possibilities, this is a hobbyist's dream. Embrace the serenity without sacrificing access. You're just 10 minutes to Tofield, 30 minutes to Sherwood Park, 25 minutes to Camrose, and 45 minutes to the International Airport. Your rural retreat is ready!

Built in 1985

Essential Information

MLS® #	E4454124
Price	\$399,995
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,222
Acres	20.11
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	50312 Range Road 200
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J2

Amenities

Features	Deck, Detectors Smoke, No Smoking Home, R.V. Storage, Skylight, Vinyl Windows
----------	---

Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Rolling Land, Stream/Pond
Construction	Wood
Foundation	Block

Additional Information

Date Listed	August 20th, 2025
Days on Market	18
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 4:02am MDT