

# \$429,000 - 50111 36 Highway, Rural Beaver County

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MLS® #A2214437

**\$429,000**

2 Bedroom, 2.00 Bathroom, 1,513 sqft  
Residential on 3.15 Acres

NONE, Rural Beaver County, Alberta

Country Living Meets Modern Comfort â€”  
Ideal for Family Life or a Dream B&B

Welcome to this impeccably maintained 2007-built home, nestled on approximately 3.15 beautifully landscaped acresâ€”right on pavement! Surrounded by mature trees, this private and peaceful retreat offers the best of country living with the convenience of paved access.

Step onto the expansive covered front porch and into a warm, semi-open concept main floor featuring rich hardwood floors and a spacious living, dining, and kitchen area. Also on the main level is a comfortable bedroom, a full bathroom, a bright new sunroom, and a practical boot room off the back entranceâ€”perfect for rural living. A recent addition includes a large new primary bedroom on the main floor, offering even more flexibility for family living or guest accommodations.

Upstairs, unwind in the massive primary suite with dual walk-in closets, a luxurious 4-piece ensuite, and access to a covered deck with tranquil views.

The fully finished basement expands the living space with a generous rec room, a bathroom, and a computer roomâ€”ideal for a home office or hobby space.

Outside, the property impresses with a mix of



character and function: a charming original homestead building, a detached garage, an upgraded workshop with 220V power, and a stunning, park-like backyard ideal for entertaining or quiet enjoyment.

With its thoughtful layout, gorgeous setting, and abundant charm, this property would make a fantastic bed & breakfast opportunityâ€”inviting guests to experience peaceful country living at its finest.

This is one you truly need to see to appreciate. Book your private showing today!

Built in 2007

**Essential Information**

MLS® #	A2214437
Price	\$429,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,513
Acres	3.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

**Community Information**

Address	50111 36 Highway
Subdivision	NONE
City	Rural Beaver County
County	Beaver County
Province	Alberta
Postal Code	T0B4N0

**Amenities**

Parking Spaces	8
Parking	Single Garage Detached, 220 Volt Wiring
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Storage
Appliances	Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Entrance, Private Yard, Rain Gutters, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Many Trees, Private
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	10
Zoning	AG

### Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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