

# \$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 | 9                |
| Zoning         | AG               |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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