

## \$399,900 - 20015 Twp. Rd. 514, Rural Beaver County

MLS® #E4435882

**\$399,900**

2 Bedroom, 2.00 Bathroom, 900 sqft

Rural on 23.85 Acres

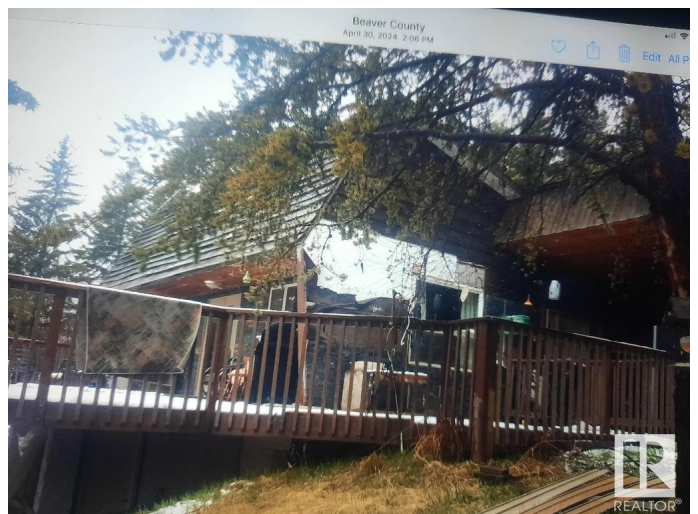
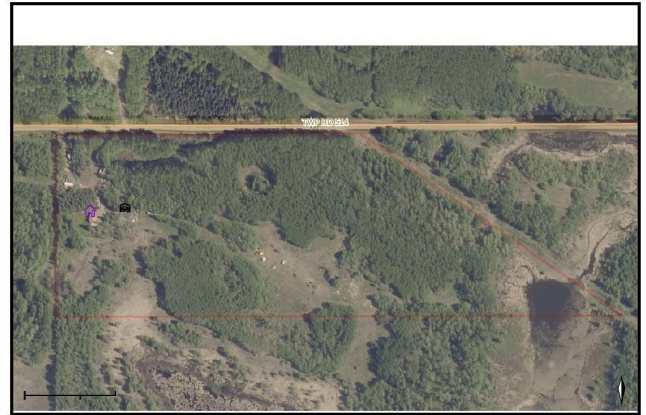
None, Rural Beaver County, AB

A very exciting scenic property in the Beaver County only 16 minutes to Sherwood Park or 15 min. to Tofield on city water. Has a beautiful rolling topography with a very secluded spot with a hillside bungalow upgraded on main floor and massive deck overlooking a breath taking view of paradise below. Property is situated on 23.85 acres with no neighbors to the south or east on less than half mile of gravel on dead end road. The main floor has been upgraded with open concept kitchen and family room with free standing wood burning stove, one bedroom, and full bathroom. The lower walkout has one full bath and one bedroom with utility room and laundry room. The balance is unfinished. The exterior is in need of some siding to be changed but the roof has been recently worked on. Upgraded furnace and hot water tank. Tons of potential !

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435882  |
| Price          | \$399,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 900       |



|            |                        |
|------------|------------------------|
| Acres      | 23.85                  |
| Year Built | 1978                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Hillside Bungalow      |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 20015 Twp. Rd. 514  |
| Area        | Rural Beaver County |
| Subdivision | None                |
| City        | Rural Beaver County |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0B 4J1             |

### **Amenities**

|          |                  |
|----------|------------------|
| Features | Walkout Basement |
|----------|------------------|

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Heating      | Forced Air-1, Wood Stove, Natural Gas, Wood |
| Fireplace    | Yes                                         |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Partially Finished                    |

### **Exterior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Hillside, No Through Road, Private Setting, Ravine View, Sloping Lot, Treed Lot |
| Construction      | Concrete                                                                                               |
| Foundation        | Preserved Wood                                                                                         |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 91            |
| Zoning         | Zone 80       |

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Listing information last updated on August 8th, 2025 at 6:47pm MDT