

Courtesy Of Kris J Lindberg Of Exp Realty

## **\$460,000 - 24 50121 Rr 204, Rural Beaver County**

MLS® #E4426527

**\$460,000**

3 Bedroom, 2.00 Bathroom, 1,307 sqft

Rural on 5.58 Acres

Cinnamon Ridge Estate, Rural Beaver County,  
AB

Solid as a Rock !! 1.5 storey ICF foundation home located on a very treed private 5.58 acre lot . This 3 bedroom 1 full bath and 2 half bathroom home has tons of character. Living room offers plenty of windows for loads of natural light as well as a wood burning fireplace. Main level also has a 4 piece bathroom, walk through pantry and open concept to the kitchen. Back door area is a sun room for your plants or enjoying some rays. Amazing loft used as a primary bedroom has a half bathroom. In the basement you will find a granny suite, large family room area, 3rd bedroom, laundry and a 2 piece bathroom ( seller supplied shower) to make it a 3 piece. Outside enjoy views from the large front or back deck . Unique flow through driveway to side road leads you to the double garage. Lot has an extra septic holding tank for RV parking, Plenty of room, bus can pick the kids up at the end of the driveway. Perfectly located 20 mins from Camrose , 15 minutes to Tofield and 30 mins from Edmonton. A must see!

Built in 2007

### **Essential Information**

MLS® #                    E4426527

Price                        \$460,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,307                  |
| Acres          | 5.58                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 24 50121 Rr 204       |
| Area        | Rural Beaver County   |
| Subdivision | Cinnamon Ridge Estate |
| City        | Rural Beaver County   |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0B 4J2               |

### **Amenities**

|          |                                      |
|----------|--------------------------------------|
| Features | Deck, Vaulted Ceiling, Vinyl Windows |
|----------|--------------------------------------|

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Corner Lot, No Back Lane, Private Setting, Schools |
| Construction      | Wood   |
| Foundation        | Insulated Concrete Form                            |

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 23

Zoning Zone 80

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Listing information last updated on April 12th, 2025 at 12:32pm MDT