



13, 50121 RR204
Rural Beaver County, Alberta

MLS # A2293744



\$489,000

Division:	Cinnamon Ridge Estate		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,880 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	3.81 Acres		
Lot Feat:	Many Trees, Meadow, Native Plants, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	9-50-20-W4
Exterior:	Mixed	Zoning:	r
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: n/a

Welcome to this beautiful 3.8 acre property, complete with a thoughtfully designed 1880 sq ft home built in 2009 and an incredible dream workshop garage perfect for mechanics, hobbyists and storage. As you step inside, you're greeted by a colossal sized mudroom offering plenty of space to keep all your outdoor gear organized, with room to spare for extra storage. This home has 3 generous size bedrooms; the primary bedroom serves as your private retreat, complete with a massive ensuite making it the perfect spot for morning routines and evening relaxation. With the open concept setting, the heart of the home effortlessly blends the kitchen, dining, and living area creating a welcoming space where family and guests can gather and feel right at home. The sleek, modern kitchen is highlighted by stunning two-tone cabinetry, a grand island, and generous counter space for meal prep, complimented by stainless steel appliances and an abundance of natural light flowing throughout. Finishing off the floor plan is a well appointed laundry area, equipped with upgraded stainless steel washer & dryer, featuring a versatile washing machine that can manage two loads simultaneously perfect for specialty care clothing or efficiently tackling smaller loads plus a 4 piece main bathroom situated conveniently across from the 2 bedrooms. The outdoor space is a true highlight, featuring a sprawling deck that serves as an entertainer's dream a perfect place for hosting, barbeques, and enjoying the captivating surroundings. The heated shop is constructed with 2 - 12 ft wide x 10 ft high overhead doors, 220V and ready for you to tackle any project! Imagine spending the warmer months soaking up the sunshine, surrounded by beautiful countryside, while the kids run free and explore, all in your own peaceful, private setting. Blending comfort, space, and functionality, this exceptional

property truly has it all. Come and see it for yourself!