



47020 Range Road 162
Rural Beaver County, Alberta

MLS # A2297712



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,292 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Driveway, Gravel Driveway, Heated		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Brush, Cleared, Front Yard, Fruit Trees/Shrub(s), No Neighbours		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	Dugout, Other, See Remarks
Floors:	Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-47-16-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	water holding tank		

Discover the perfect balance of peaceful country living and modern comfort with this beautifully finished 1,292 sq ft acreage, ideally located just minutes from Daysland and only 30 minutes to Camrose. Set on 4.99 acres, this property offers space, privacy, and endless potential. The main floor welcomes you with a bright, open layout featuring an inviting eat-in kitchen and comfortable living room—perfect for gathering with family or friends. You’ll also find a spacious primary bedroom with a walk-in closet and ensuite, a second bedroom, a large office, and a full 4-piece bathroom. Energy-efficient appliances and a smart thermostat add everyday ease. Downstairs, the newly finished basement is a standout, boasting 9’ ceilings and in-floor heating roughed in for ultimate comfort. A massive family room creates the ideal space to relax or entertain, alongside a second primary bedroom with walk-in closet and ensuite, an additional bedroom, and a laundry/furnace room. Outside, enjoy a beautifully set-up yard with partial fencing, mature trees, open pasture, and a dugout. There’s room to garden, unwind by the fire pit, and enjoy the fruit trees and flower beds that add to the charm. The fully insulated, finished, and heated shop is a major bonus, featuring 12’ ceilings, 10’ doors, and wiring for a ceiling fan—perfect for hobbies, storage, or workspace needs. Located just off Highway 855, this acreage offers the quiet lifestyle you’ve been dreaming of without sacrificing convenience. A property like this doesn’t come along often.