

# \$535,000 - 17514 Township Road 500, Rural Beaver County

MLS® #A2249673

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,881 sqft  
Residential on 13.60 Acres

NONE, Rural Beaver County, Alberta

Escape to the country with this 13.6 acre property that offers space, functionality, and endless possibilities. The 1,881 sq ft home features 3 bedrooms, 3 bathrooms, an attached heated double garage, and an attached heated shop with in-floor heating – perfect for projects year-round. The basement, framed and wired, with in-floor heat, is just waiting for drywall and your finishing touches for three additional bedrooms and a large living area. A spacious deck and big windows bring in plenty of natural light and views of the yard. The home was moved onto a new foundation in 2000 and has newer shingles, metal roofing, vinyl windows, added exterior insulation and vinyl siding. Outside, mature trees, raised garden beds, and apple trees creating a peaceful setting. The property also includes several tidy outbuildings, including a usable garage and a large barn ideal for livestock, storage, or all kinds of projects. If you’ve been dreaming of an acreage with room to grow, this property is ready for you!



Built in 2000

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2249673  |
| Price     | \$535,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 3                                |
| Square Footage | 1,881                            |
| Acres          | 13.60                            |
| Year Built     | 2000                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 17514 Township Road 500 |
| Subdivision | NONE                    |
| City        | Rural Beaver County     |
| County      | Beaver County           |
| Province    | Alberta                 |
| Postal Code | T0B 4J3                 |

### Amenities

|              |                                              |
|--------------|----------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected |
| Parking      | Double Garage Attached                       |
| # of Garages | 4                                            |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | See Remarks                                        |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Gas Stove |
| Heating           | Boiler                                             |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | Full, Partially Finished                           |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                 |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Lawn, Private, Greenbelt |
| Roof              | Asphalt Shingle, Metal                                 |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 18th, 2025 |
|-------------|-------------------|

|                |                       |
|----------------|-----------------------|
| Days on Market | 3                     |
| Zoning         | Agricultural District |

## **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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