

\$793,000 - 18104 Twp Road 505, Rural Beaver County

MLS® #canada_88

\$793,000

2 Bedroom, 2.00 Bathroom, 1,344 sqft

Rural on 156.78 acres Acres

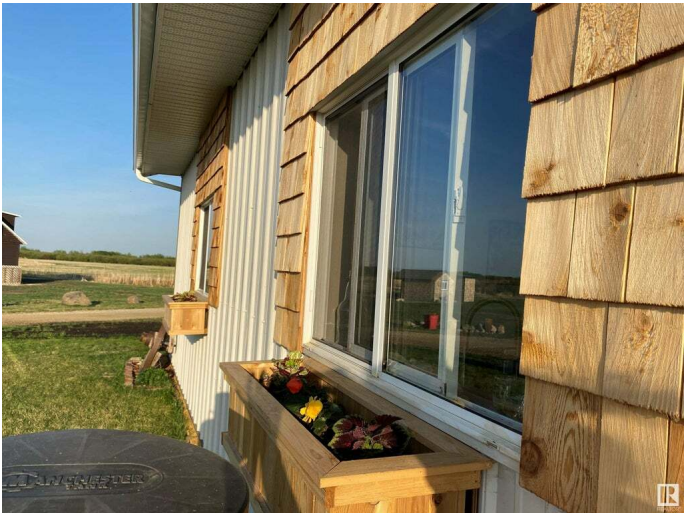
None, Rural Beaver County, Alberta

Rare Opportunity to live in Off Grid Home. Full household amenities with no monthly utility payment. This 1/4 section of land backs onto miles of the Beaverhill Lake Natural Area. Home is 1344 SF - 2 BDRM home, built in 2017, carport 15x28. Other opportunities include a B&B Cabin and Big Game Outfitting (Tags are available) Off grid electrical system includes 45 KW battery storage with 4800 Watt Inverter & 4.5 KW solar array with generator backup. Infloor heating. Property includes house, 28x56 shop, 40 ft seacan, 2 tree stands, 500 sf fully self contained cabin with independent solar system, bunkhouse and outhouse. Amazing wildlife rich area from world class moose and deer to the spectacle of spring and fall migration of waterfowl, shore birds, heron and many other species. Nesting ground for whiteface Ibis & Avocets. Trout Pond. There are so many intangibles to this property that can't be listed, Have you ever dreamt of living off the grid? Calling Hunters, Birders and people wanting to escape Urban Life.

Built in 2017

Essential Information

MLS® #	canada_88
Price	\$793,000
Bedrooms	2
Bathrooms	2.00



Square Footage	1,344
Acres	156.78 acres
Year Built	2017
Type	Rural
Status	Active

Community Information

Address	18104 Twp Road 505
Subdivision	None
City	Rural Beaver County
Province	Alberta
Zip Code	T0B 4J0

Amenities

Features	Ceiling 10 ft., Ceiling 9 ft., Hot Water Instant, See Remarks
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Additional Information

Date Listed	February 8th, 2023
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