

# \$409,900 - 169 53110 Rge Road 213, Rural Strathcona County

MLS® #E4437756

**\$409,900**

3 Bedroom, 1.00 Bathroom, 907 sqft

Rural on 4.05 Acres

Beverly Hills, Rural Strathcona County, AB

Affordable Country Living! This single-wide mobile home on 4.05 acres in Beverly Hills is situated across from 20 acres of reserve land across the road, making it ideal for future building site. There is a 24 by 48 quad garage ; half of it is heated and perfect for workshop, and the other half is ideal for storing your vehicles and toys. The mobile itself is liveable but is old and sold as-is and has 3 bedrooms and 1 bath. The home has tons of windows with natural light. Enjoy coffee on the large south-facing deck. The furnace was replaced in 2007 and there are some newer windows (2013) and doors (2010). There are no restrictions if you wish to have some animals! There is a drilled well for your water needs, and septic is tank and field. This land is partially treed for privacy with a private driveway and fenced all around with lovely homes nearby. Live in the country while you build your dream home!

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437756  |
| Price     | \$409,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 907                    |
| Acres          | 4.05                   |
| Year Built     | 1972                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 169 53110 Rge Road 213  |
| Area        | Rural Strathcona County |
| Subdivision | Beverly Hills           |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8G 2C3                 |

### Amenities

|          |                                                              |
|----------|--------------------------------------------------------------|
| Features | Deck, Fire Pit, No Smoking Home, R.V. Storage, Vinyl Windows |
|----------|--------------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fenced, Landscaped, Treed Lot, Vegetable Garden, See Remarks |
| Foundation        | Wood                                                                                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 80        |

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