

# \$574,900 - 54, 50103 Rr203, Rural Beaver County

MLS® #A2239530

**\$574,900**

5 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 4.74 Acres

Miquelon Estate, Rural Beaver County, Alberta

Welcome to your own private escape! Nestled on a beautifully treed 4.74-acre corner lot, this stunning property offers the perfect blend of peaceful country living with modern updates and room to grow. With two access points: one leading directly to the home and another to a flat, cleared area ideal for a driveway leading to a future shop, this property offers both convenience and potential.

This 1,374 sq. ft. updated bungalow exudes farmhouse chic style. The brand-new kitchen features plenty of cabinetry with pull-outs, all-new appliances, and an oversized island perfect for meal prep, serving, and gathering. Enjoy everyday dining in the cozy built-in breakfast nook or host guests in the spacious dining area. Step outside onto the back deck for summer BBQs & plenty of room for kids play, or relax on the front deck surrounded by trees and nature. There's a huge pergola with platform in the yard that's the ideal setting for the kids to swing while the adults enjoy a visit. All surrounded by the treed perimeter.

Back inside, the sunken living room is warm and inviting, with large windows that let the natural light pour in, and a cosy electric fireplace for added ambiance, the ideal space for family time. Down the hall, you'll find three bedrooms, including a generous primary suite with walk-in closet and a beautifully updated ensuite featuring a stunning tiled shower. A 4-piece main bath completes the main level. The fully developed basement offers even more living space with two additional



bedrooms, a massive rec room for family movie nights or playroom, 2-piece bath, two storage rooms, and a large laundry area. Outside, there's room for everyone, including pets! Kids will love exploring the trails and treed areas, while pets can be safe during the workday in their huge fenced dog run. The double detached garage includes an attached workshopâ€”perfect for projects, hobbies, or a man cave. Two sheds provide extra storage. This peaceful acreage feels like a year-round getaway, offering privacy, space, and comfort just mere minutes from Miquelon lake. This one-of-a-kind property sure to impress.

Built in 1989

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2239530                         |
| Price          | \$574,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,374                            |
| Acres          | 4.74                             |
| Year Built     | 1989                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 54, 50103 Rr203     |
| Subdivision | Miquelon Estate     |
| City        | Rural Beaver County |
| County      | Beaver County       |
| Province    | Alberta             |
| Postal Code | T0B 4J2             |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Kitchen Island, Open Floorplan |
| Appliances        | See Remarks                    |
| Heating           | Forced Air                     |
| Cooling           | None                           |
| Has Basement      | Yes                            |
| Basement          | Finished, Full                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard, Storage, Dog Run |
| Lot Description   | Corner Lot, Many Trees, Brush, Treed   |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding                           |
| Foundation        | Wood                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 11              |
| Zoning         | res acreage     |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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